

Marked Agendas
Approved Minutes
Approved Reports

PLANNING COMMISSION REPORT



Meeting Date: February 27, 2019
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

**Joy Ranch & Tonto National Forest
16-ZN-2018**

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on a 77.6-acre site, located east of the northeast corner of Joy Ranch Road and Boulder View Drive.

Goal/Purpose of Request

The applicant's request is to rezone to establish a 52-lot single family subdivision with Single-family Residential Environmentally Sensitive Lands Overlay (R1-43 ESL).

Key Items for Consideration

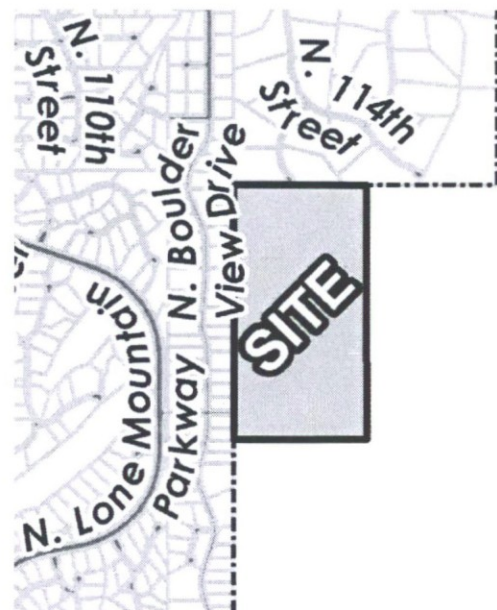
- Approximately 6 acres of tract NAOS
- Preserving wash corridors
- Amended Development Standards are proposed which will require Development Review Board approval.

OWNER

Sonoran Peaks LLC - Contact: John Christensen
(480) 443-2630

APPLICANT CONTACT

John Berry / Michele Hammond - Berry Riddell
(480) 385-2753



**E. Joy Ranch Rd. /
N. Boulder View Dr.**

LOCATION

E JOY RANCH RD / N BOULDER VIEW DR (NE Corner)

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods category. This category typically includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) District, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. The property has had R1-190 zoning since annexation in 2000 (Ordinance 3326). The ESL zoning overlay district is intended to identify and protect environmentally sensitive features. Under the existing R1-190 ESL zoning, up to 16 homes can be built.

Context

The subject property is located east of the northeast corner of Joy Ranch Road and Boulder View Drive and includes five parcels (APNs 219-57-002, 219-57-003, 219-57-004, 219-57-005, 219-58-001). Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Wildcat subdivision, undeveloped, zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL and R1-70 ESL)
- South: Tonto National Forest
- East: Tonto National Forest
- West: Single-family homes in Vista Valle and Boulder Heights subdivisions zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal is to rezone the property's density from 16 lots to 52 lots.

- Existing Use: Vacant land
- Proposed Use: 52 lot single family residential subdivision
- Parcel Size: 77.6 acres

- Building Height Allowed: 24 feet from natural grade
- Building Height Proposed: 24 feet from natural grade
- NAOS Required: 26.13 acres
- NAOS Provided: 30 acres (including 6 acres of tract NAOS)
- Density Currently Allowed: 16 lots (.20 du/ac)
- Density Proposed: 52 lots proposed (.67 du/ac)

IMPACT ANALYSIS

Land Use

The proposed zoning designation of Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) will allow 52 dwelling units compared with approximately 16 lots with the existing R1-190 ESL zoning. The site plan has been designed to preserve the natural washes in NAOS areas. Some of this NAOS area will be located in tracts. This proposal is consistent with the subdivisions to the west (Boulder Heights and Vista Valle) in lot size, density and zoning. The developer will be requesting amended development standards for lot size, lot width and setbacks from the Development Review Board for the proposed subdivision.

Transportation/Trails

The proposed zoning district map amendment is anticipated to generate 570 daily vehicle trips compared to the current zoning which anticipated 193 daily vehicle trips.

Water/Sewer

The developer is responsible for constructing new water and sewer service infrastructure to serve the site, and there are not anticipated impacts.

Public Safety

The nearest fire station is located at 9320 E Cave Creek Road, approximately 3.25 miles to the west. The subject site is served by Police District 4, Beat 20. The proposed development is not anticipated to have a negative impact on public safety services.

School District Comments/Review

The Cave Creek Unified School District has confirmed that their school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning.

Open Space

The development is required to dedicate 26.13 acres of Natural Area Open Space (NAOS). This proposal has 30 acres of Natural Area Open Space proposed and 6 acres of that NAOS is within more protected tracts. Wash corridors on this property will be preserved in NAOS areas.

Community Involvement

The applicant mailed notification letters with the open house information to property owners within 750-feet of the subject site and a Project Under Consideration sign was posted on the site on May 29, 2018. The Open House meeting was held on June 6, 2018 at Christ the Lord Lutheran Church located at 9205 E Cave Creek Road.

The applicant's public outreach report is attached to this report.

City staff mailed postcards to property owners within 750-feet of the subject site and interested parties when the case was submitted and a second postcard notifying them of the Planning Commission hearing date, time and location. Staff has received correspondence on this case opposing the rezoning (Attachment #9).

The applicant has posted a sign on the subject property with the hearing date, time and location.

Community Impact

The proposed rezoning maintains the maximum overall rural neighborhoods density less than one unit to the acre as outlined in the Land Use Element of the General Plan. The project will be providing more NAOS than what is required approximately 3.87 acres.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval per the attached stipulations.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services

Current Planning Services

STAFF CONTACT(S)

Doris McClay

Senior Planner

480-312-4214

E-mail: dmcclay@ScottsdaleAZ.gov

APPROVED BY



Doris McClay, Report Author

2/14/19

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

2/20/2019

Date



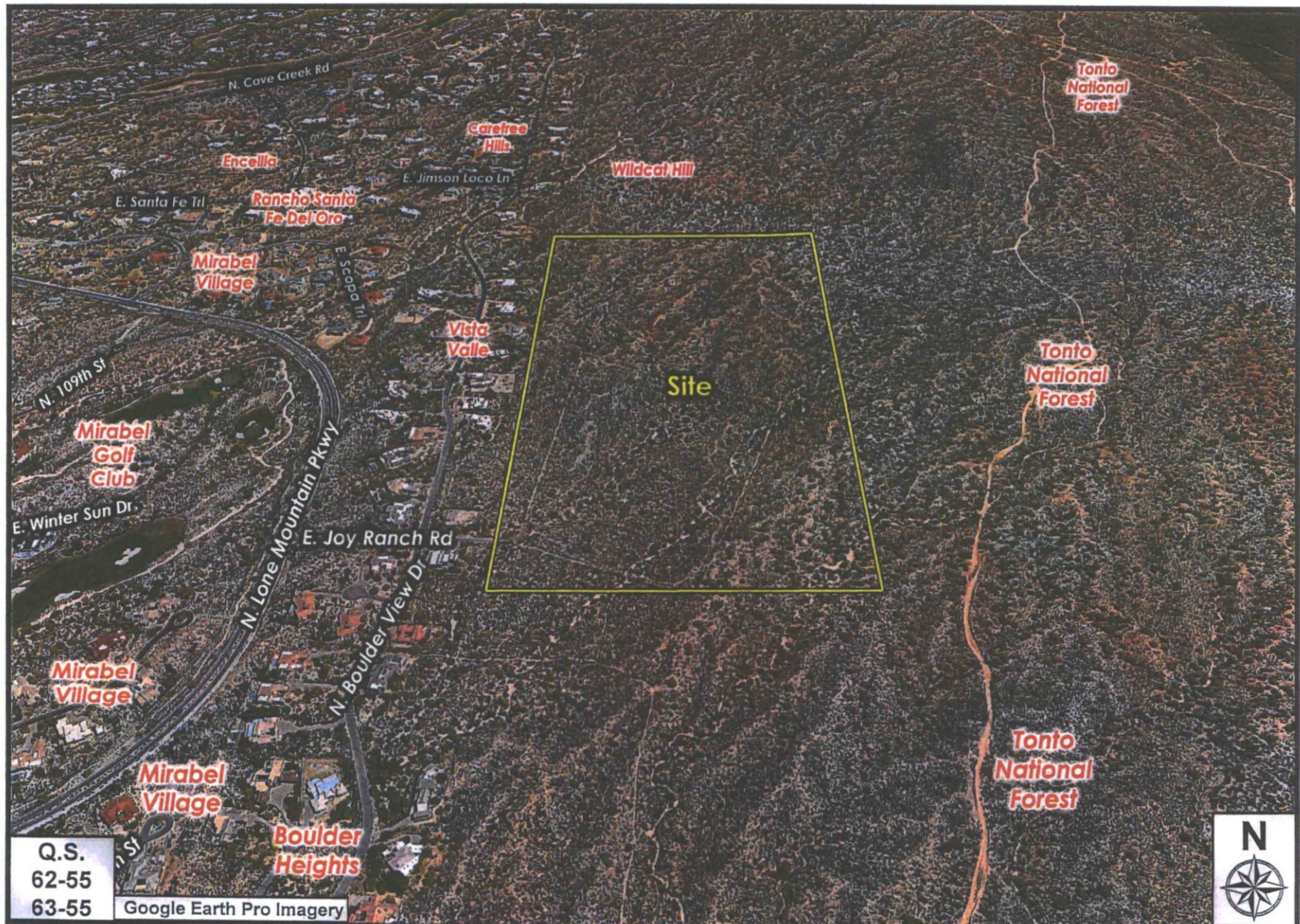
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

2/22/19

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 2: Site Plan
3. Additional Information
4. Applicant's Narrative
5. General Plan Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Traffic Impact Summary
9. Correspondence and Citizen Involvement
10. City Notification Map



Joy Ranch & Tonto National Forest

16-ZN-2018

**Stipulations for the Zoning Application:
Joy Ranch & Tonto National Forest
Case Number: 16-ZN-2018**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

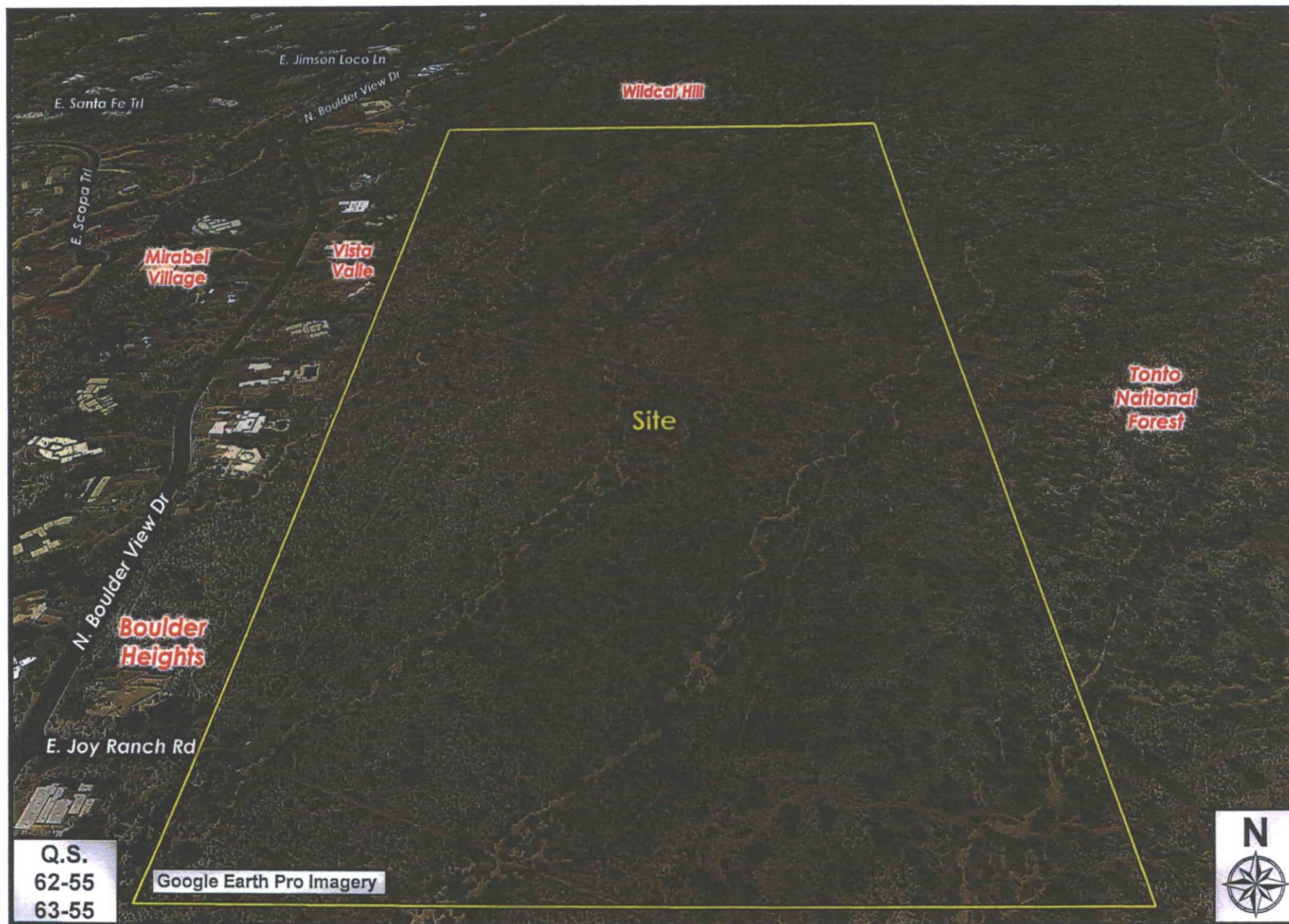
1. CONFORMANCE TO CONCEPTUAL SUBDIVISION PLAN. Development shall conform with the conceptual subdivision plan submitted by LVA an RVI company and with the city staff date of 12/13/18, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual subdivision plan prior to the preliminary plat approval, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council. Once the final plat is approved, the development must conform to the final plat.
2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units shall not exceed 52 lots.
3. NATURAL AREA OPEN SPACE (NAOS). Minimum required NAOS shall be 30 acres, including +/- 6 acres in dedicated tracts.
4. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
5. LOTS ADJACENT TO LESS INTENSIVE ZONING. Lots on the perimeter of the site adjacent to lots with less intensive zoning, shall have rear yard setbacks equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s).
6. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 50 cfs or greater but less than or equal to 750 cfs based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
7. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade.

DEDICATIONS

8. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision track of land that has minimum total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project.
9. SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY. A property owners association consisting of property owners within the subdivision of the development project shall own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.

INFRASTRUCTURE

10. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.



Joy Ranch & Tonto National Forest

16-ZN-2018

ATTACHMENT 1A

11. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be designed and constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

12. MULTI-USE TRAIL IMPROVEMENTS. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum ten (10) foot wide private multi-use trail within the project boundaries to connect the project to the adjacent Tonto National Forest. The alignment of the trail shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual.

13. WATER LINE. Prior to on-site development, the owner shall

- a. Restrict structure size to 3600 square feet per parcel until adequate water system fire flows can be demonstrated and approved by water resources; and
- b. provide land rights for a water line loop to the Wildcat Hill Subdivision, just north of this development; and
- c. acquire land rights for and construct water line loop to the Wildcat Hill Subdivision, just north of this development, should the Wildcat Hill development precede this project development; or
- d. acquire land rights for and construct water line loop to Boulder View Drive along northern edge of project should this project development precede the Wildcat Hill Subdivision, just north of this development.

14. WASTEWATER LINE. Prior to on-site development, owner shall upgrade existing sewer system from discharge point of Joy Ranch Development to East Stagecoach Pass Road and from East Stagecoach Pass Road from North Boulder View Drive to North Pima Road (approximately five miles) unless owner provides a field calibrated sewer model demonstrating adherence to city sewer capacity and design requirements and approved by water resources.

15. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all on-site and off-site water and wastewater infrastructure improvements, including any new service lines, system PRVs, connection, fire-hydrants, and man-holes, necessary to serve the development.

16. FIRE HYDRANT. The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

17. UTILITY LINES. All existing above ground utility lines adjacent and through project boundaries, and any new or relocated utility lines, shall be place underground.

REPORTS AND STUDIES

18. DRAINAGE REPORT. With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the owner shall address: preparation of hydrologic analysis with HEC-1; Table 1 to be updated with the HEC-1 analysis results for 2-yr, 10-yr, and 100-yr flows; HEC-RAS model to be updated with the latest design flows.

19. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.

20. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual



SITE DATA

LOCATION: SEC. 07 OF JOY RANCH RD. & BOULDER VIEW DR.
 E.S. LANDFORM: UPPER DESERT
 PARCEL #s: 219-87-002, -003, -004, -005 & 219-58-001
 EXISTING ZONING: R1-190 E.S.
 PROPOSED ZONING: R1-43 E.S.
 GROSS ACRES: 477.6 ACRES (+/- 3.338,971 S.F.)
 NET ACRES: 477.6 ACRES (+/- 3.338,971 S.F.)
 TOTAL LOTS: 52
 ALLOWED DU/AC (PER GENERAL PLAN): 0-1 DU/AC (Max.)
 PROPOSED DU/AC (R1-43): 0.47 DU/AC
 ALLOWED HEIGHT: 24' FROM NATURAL GRADE
 PROPOSED HEIGHT: 24' FROM NATURAL GRADE
 ALLOWED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED WALL HEIGHT: VARIES (8' MAX)
 REQUIRED N.A.O.S. FOR SLOPE ANALYSIS: 36.1 AC. (4%)
 PROVIDED N.A.O.S.: 30.0 AC. (15% MORE THAN REQUIRED)
 PROPOSED AMENDED DEVELOPMENT STANDARDS:
 MINIMUM LOT WIDTH: 113' (25% REDUCTION)
 MINIMUM LOT DEPTH: 12,280 SF (25% REDUCTION)
 MIN. BLD. SETBACKS - FRONT: 30' (25% REDUCTION)
 SIDE: 18' (25% REDUCTION)
 REAR: INTERIOR - 12' (25% REDUCTION)
 (60' WHERE ADJ. TO R1-190 REAR S/B)

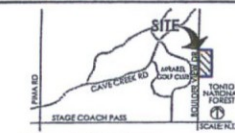
NOTES

-ALL INTERNAL STREETS TO BE DESIGNATED FIRE LANES
 -ALL STREETS TO SUPPORT 83,000 LBS GROSS VEHICLE WEIGHT
 -UNOBSTRUCTED VEHICLE CLEARANCE TO BE 13'-6" MIN.
 -HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200'
 -MIN. CURB-DE-SAC R/W BACKS OF 50' PROVIDED
 -SITE, LOT AND RETAINING WALLS TO BE CONSISTENT WITH THE
 DESP. ORD. SEC. 5.230, 6.1010 &/OR AS APPROVED BY STAFF.
 -ALL ON-LOT SITE WALLS TO BE DESIGNED AND LOCATED IN
 ACCORDANCE TO SCOTTSDALE DESP. AND ORDINANCE
 REQUIREMENTS AND TO BE REVIEWED WITH THE DRB SUBMITTAL.
 -PROJECT ENTRY MEETS C.O.S. DS&PM FIG. 2-1.2 & DS&PM SEC. 2-1.302

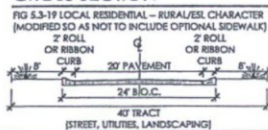
PROJECT TEAM

Discipline	Company	Contact Info.
Developer	Sonoran Peaks, LLC	John Christensen 480.443.2630 jchristensen@sonoranpeaks.com
Applicant	Berry Riddell, LLC	John Berry 4750 E. Camelback Rd. Ste. 100 Scottsdale, AZ 85251 480.385.2753 riddell@berryriddell.com
Land Planner	LVA Urban Design Studio/REI	Alex Siedman 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 asiedman@lva-planning.com
Civil Engineer	SEC	AS Folsch, P.E. 6280 E. Gelding Dr. #101 Scottsdale AZ 85260 480.558.7224 af@seceng.com

VICINITY MAP



CROSS SECTION



land planning
 development entitlements
 landscape architecture
 120 south ash avenue
 tempe, arizona 85281
 480.994.0994

JOY RANCH & TONGO NATIONAL FOREST CONCEPTUAL SITE PLAN/SUBDIVISION PLAN

Exhibit A to
 Attachment 2



1776 DRAWN BY: DM 12/12/2018

16-ZN-2018
 12/13/18

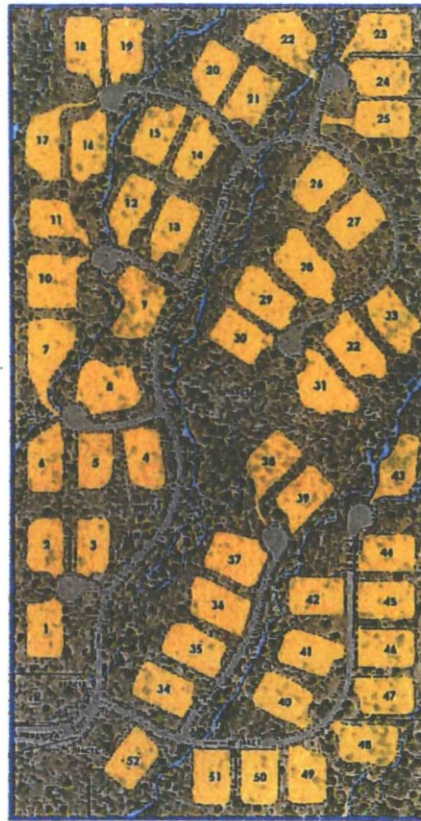
Additional Information for:
Joy Ranch & Tonto National Forest
Case: 16-ZN-2018

PLANNING/DEVELOPMENT

1. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
2. DENSITY CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
3. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. major stormwater management systems,
 - e. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs), and
 - f. walls adjacent to NAOS tracts and corridors,
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee,

sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

Zoning Project Narrative Joy Ranch Rd. & Tonto National Forest 384-PA-2018



Prepared by:
Berry Riddell, LLC
John V. Berry, Esq.
Michele Hammond, Principal Planner
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251
1st Submittal: July 13, 2018
2nd Submittal: October 26th, 2018

ATTACHMENT 4

**16-ZN-2018
10/26/2018**

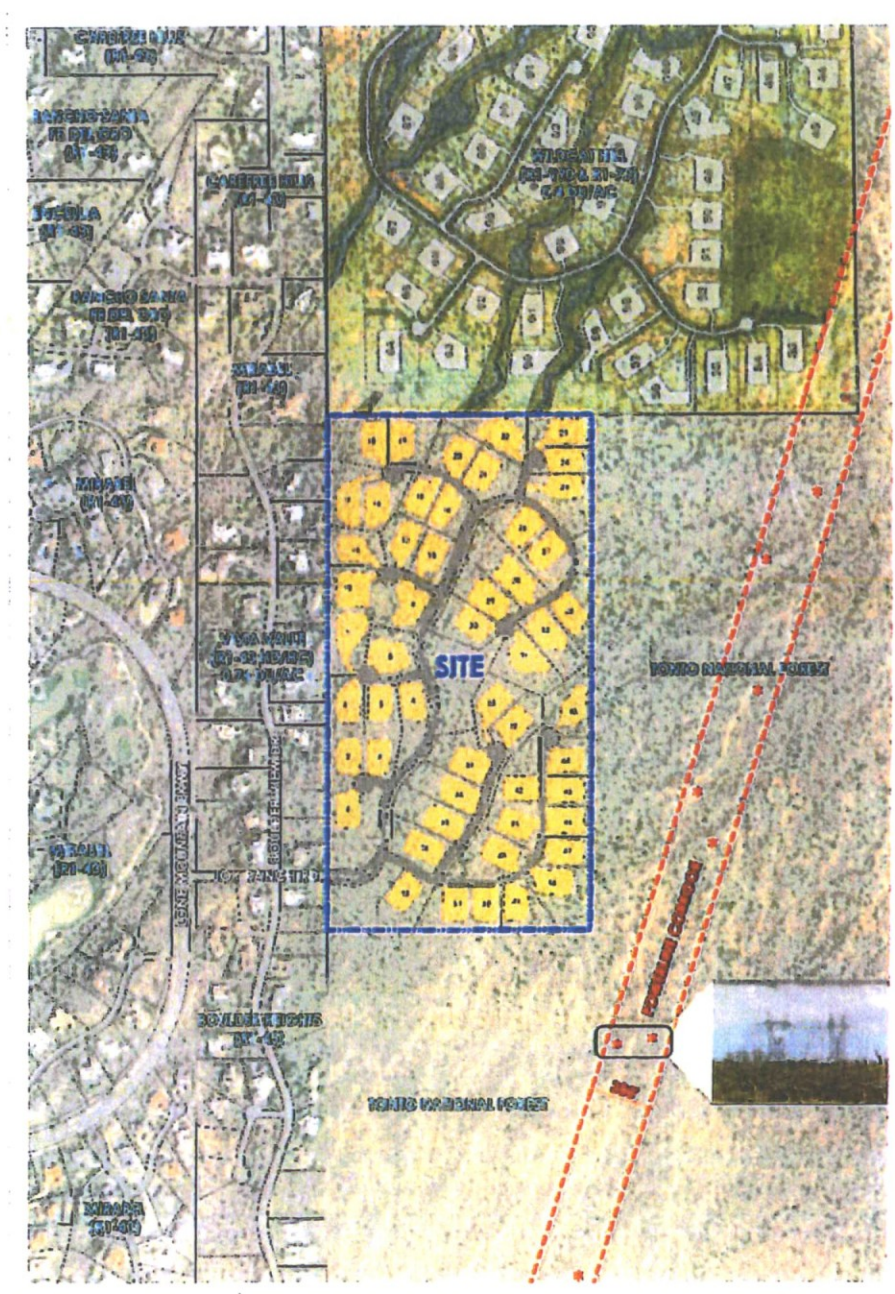
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I. Purpose of Request

This request is for the rezoning of an approximately 77.6+/- acre site located near the northeast corner of Joy Ranch Road and Boulder View Drive (the "Property"). The Property is currently zoned R1-190 Environmentally Sensitive Lands Overlay ("ESL"). The applicant is seeking R1-43 ESL zoning. Proposed is a gated single-family luxury residential community, with amended standards, featuring a total of 52 lots on 77.6+/- acres with an overall density of 0.67 dwelling units per acre. The site plan has been designed in an environmentally sensitive manner consistent with the Environmentally Sensitive Lands Ordinance ("ESLO") requirements that preserves on-site vegetation and natural resources and respects the existing terrain.

Location Map



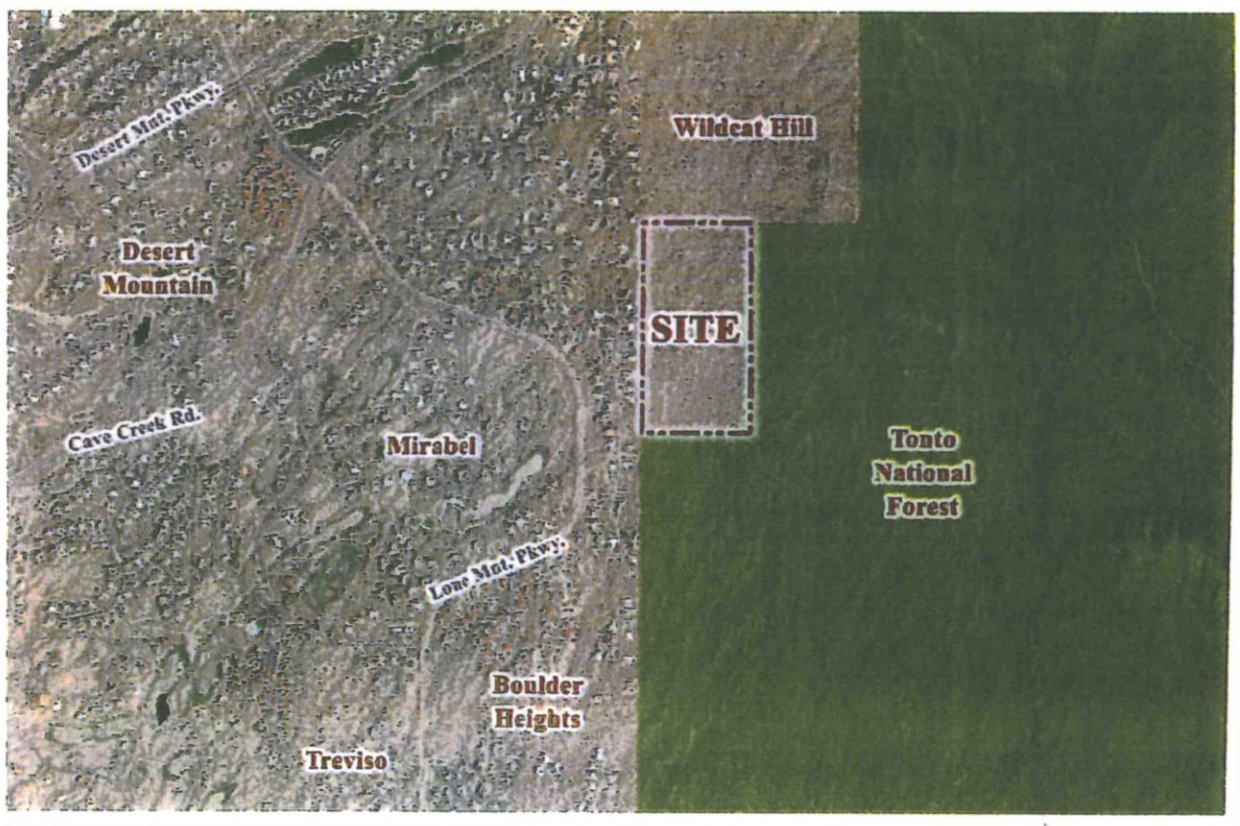
About the Developer

The Lyle Anderson Company is a Scottsdale based company known for developing luxury communities throughout the country for more than four decades. The Lyle Anderson Company has received numerous awards including from The Urban Land Institute, Golf Digest, the Robb Report and Estates West. Lyle Anderson, the Chairman of the Lyle Anderson Company, has a long-standing proven commitment to excellence that is exemplified by the Scottsdale communities he has built that continue to be sought after for luxury living, including Desert Highlands on 850 acres in the heart of Scottsdale, and Desert Mountain, an 8,000-acre master-planned community.

II. Surrounding Context

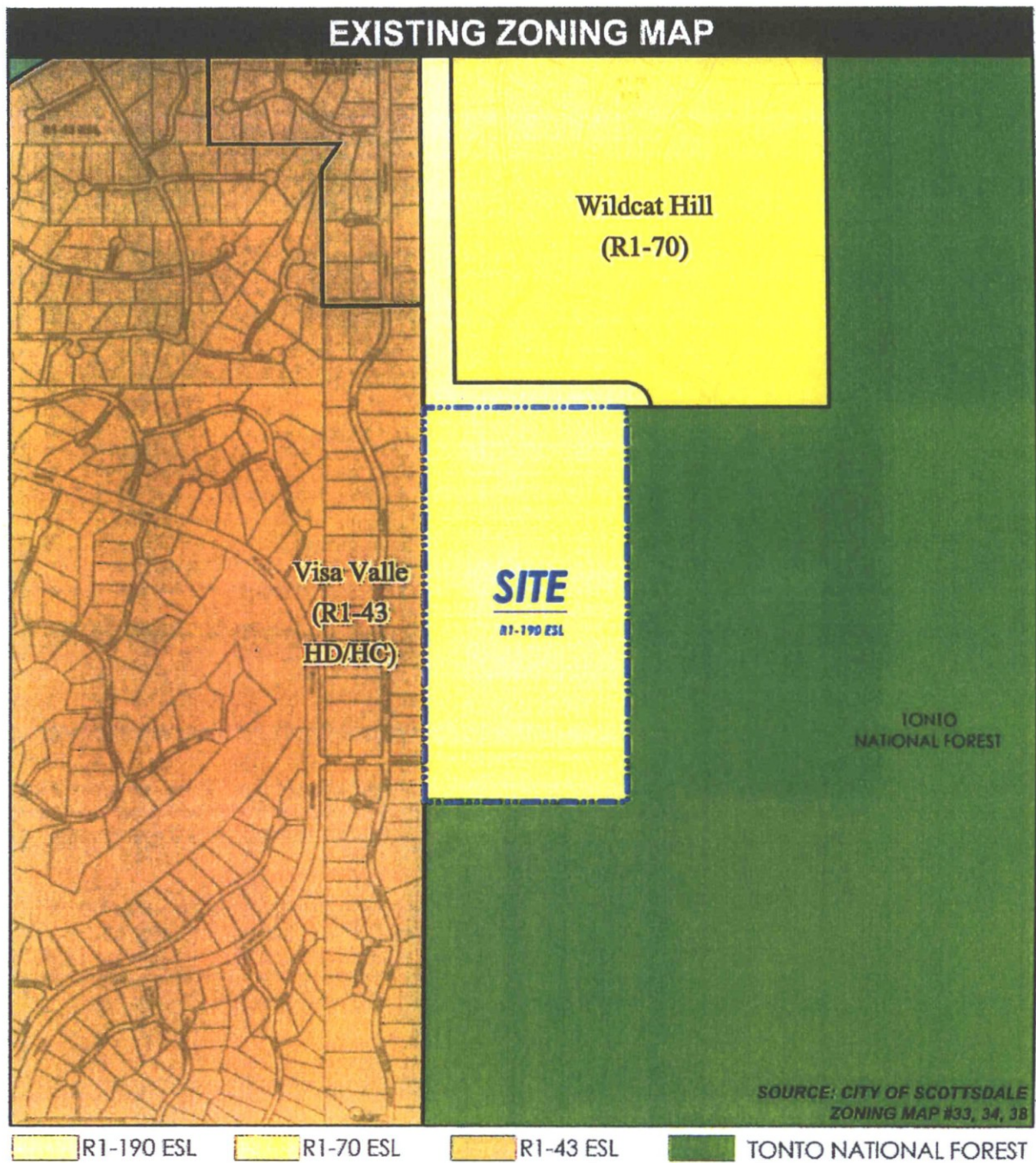
The Property is in an area of single-family residential developments with a range of zoning designations from R1-43 to the west, northwest, and southwest of the Property, to R1-70 and R1-190 to the north of the Property. The Tonto National Forest adjoins the south and east boundary of the Property. Adjacent developments include Highpoint (previously Wildcat Hill), Mirabel and Boulder Heights.

Property Context



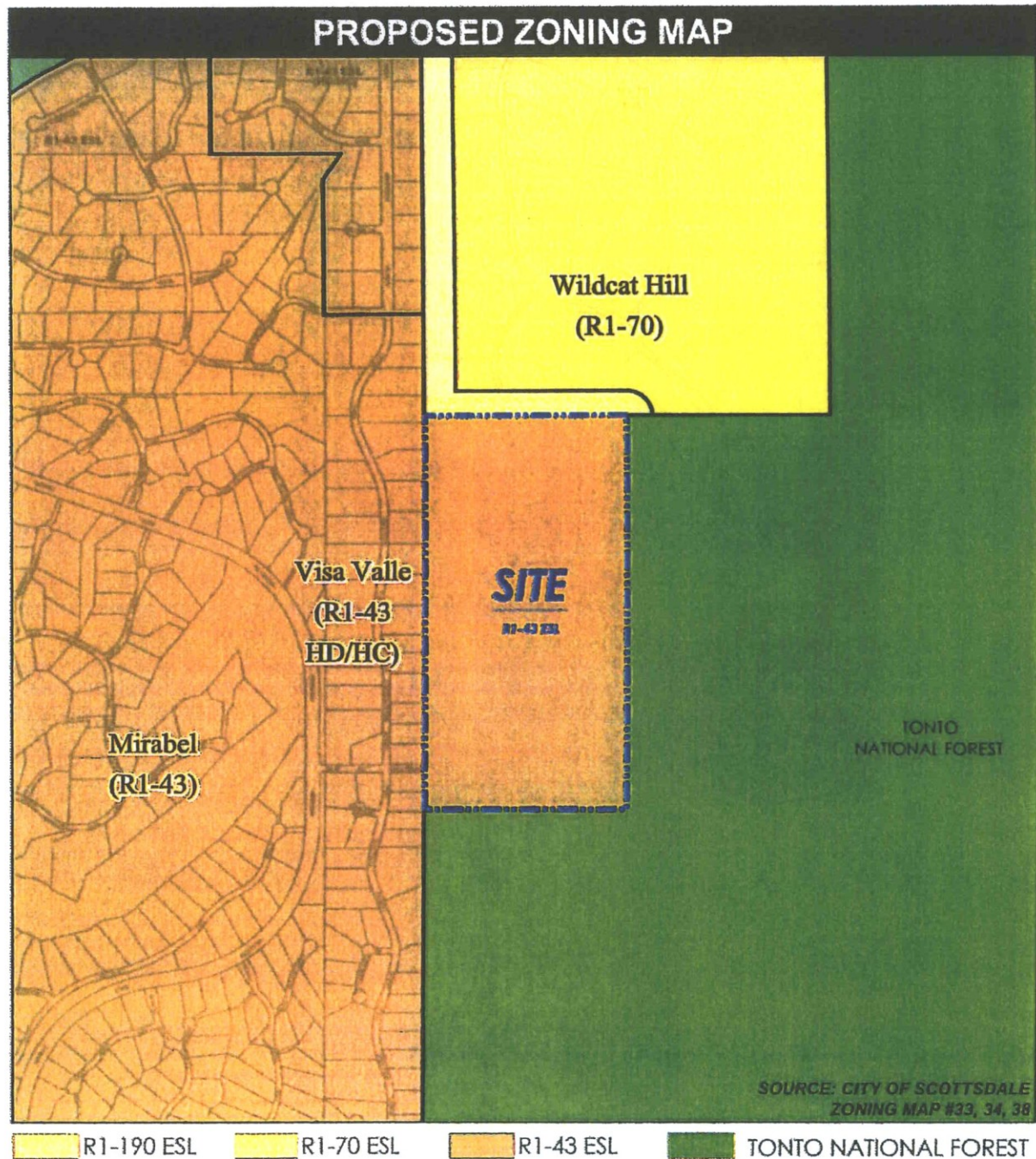
EXISTING ZONING

The property's existing zoning designation is R1-190 ESL.



PROPOSED ZONING

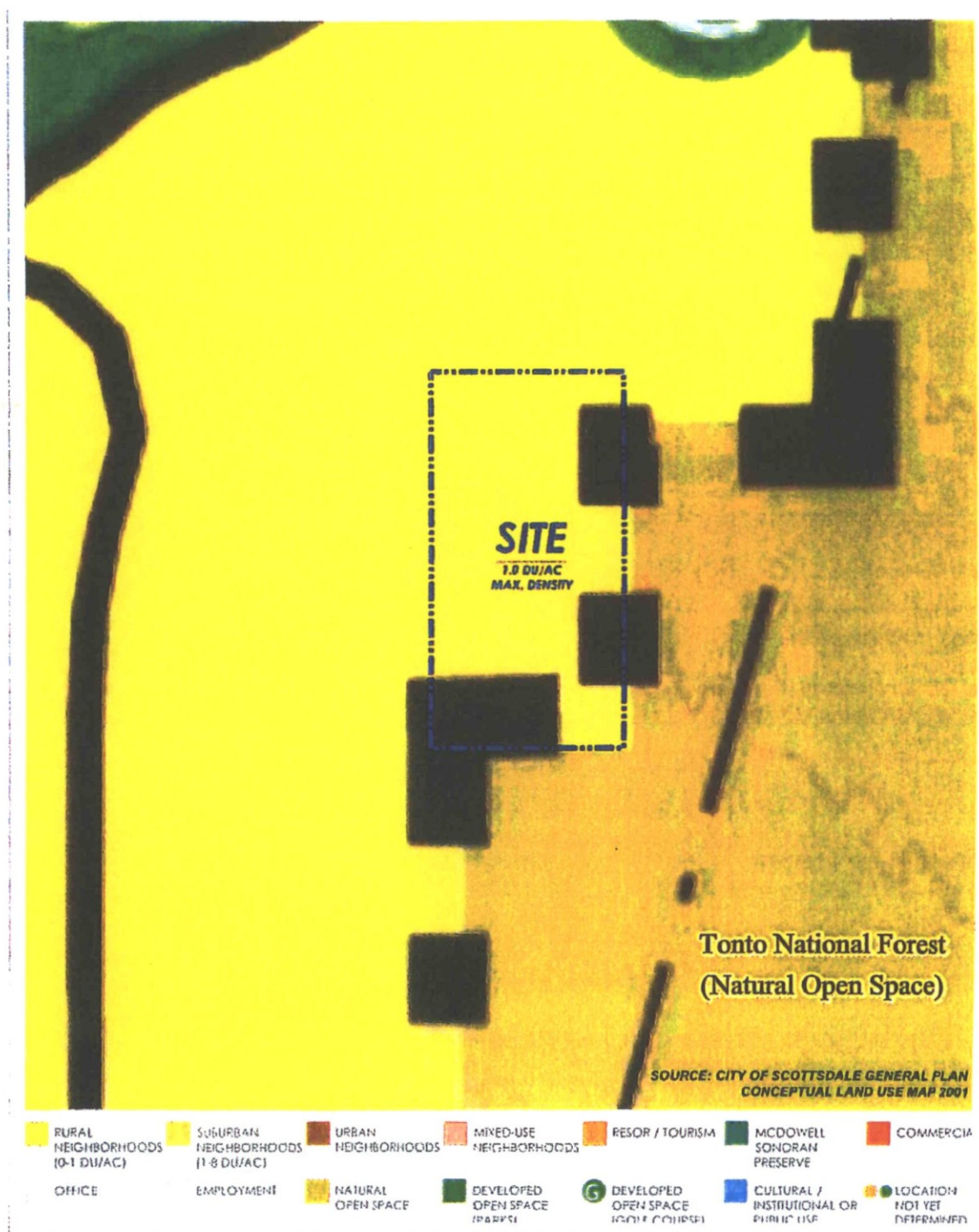
The applicant is seeking R1-43 ESL zoning, which complements the zoning and residential density of the existing residences immediately to the west, northwest, and southwest of the Property. The proposed large lot single family community averages approximately 52,500 square feet per lot. The property is bounded by R1-43 lots to the west, R1-70 lots to the north, and by the Tonto National forest to the west and south.



III. Conformance with General Plan Goals, Policies and Approaches

This request is in conformance with the 2001 Scottsdale General Plan. The General Plan shows the Property as being within the Rural Neighborhoods land use categories. The proposed development, at 0.67 dwelling units per acre, is well below the density anticipated in the General Plan (up to 1.0 dwelling units per acre).

Existing General Plan Land Use Category



The Guiding Principles of the General Plan

Six guiding principles (the “Guiding Principles”) should be used in measuring the appropriateness of a land use change to the General Plan. The Guiding Principles are as follows:

1. Value Scottsdale’s Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

The General Plan contains 12 sections, referred to as “Elements”, which detail the City’s policies on: (1) character and design; (2) land use; (3) economic vitality; (4) community involvement; (5) housing; (6) neighborhoods; (7) open space and recreation; (8) preservation and environmental planning; (9) the cost of development; (10) growth areas, (11) public services and facilities; and (12) community mobility. These Elements also outline the City’s goals and approaches for integrating the Guiding Principles into the planning process, and determining whether such principles have been achieved within the context of general land use planning.

Following this section is a description of how this application and the proposed development of the Property satisfy the Guiding Principles found within the General Plan.



A. Guiding Principle: Value Scottsdale's Unique Lifestyle & Character

The Character and Lifestyle Guiding Principle contains two Elements: the Character and Design Element and the Land Use Element.

i. CHARACTER AND DESIGN ELEMENT

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding area. This zoning request is consistent with the following goals and approaches contained within the Character and Design Element:

(2001 General Plan Page 43):

Goal 1: Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.

Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community***
- Relationships to surrounding land forms, land uses, and transportation corridors.***
- Consistently high community quality expectations.***
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***















Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.


Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

***Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location
(i.e., Rural Desert Character Type)***

Response: The Character Types Map of the General Plan designates the Property as a "Rural/Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed large-lot residential community is a low-density residential neighborhood (0.67 dwelling units/acre). The General Plan character type description states that "desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments." The proposed development provides buffers along the perimeter of the Property and desert vegetation throughout, with Natural Area Open Space ("NAOS") provided that exceeds the amount required by the ESLO (by 15%)

[illegible]

-  Rural/Rural Growth Cluster
-  Adjacent Rural Growth Cluster
-  Town and Rural/Rural Corridor
-  Light Commercial
-  Downtown
-  Rural Corridor and Rural Mitigation
-  Employment Core
-  Future Corridor/Regional Core
-  Mountain
-  Multi-use Business Reserve (as of 8/2002)
-  State Water Lands Management for Conservation
-  State Water Lands Management Not tied to Conservation
-  Contingent Study Boundary (State of the Map) Future Reserve
-  City Boundary





general plan
scottsdale, arizona

Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The site plan, building design, and internal roads envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. By incorporating the Property's desert character into its design, the proposed development will increase the the City's economic and environmental quality of life.

The applicant's approach is in harmony with the built environment and densities of the surrounding communities. The following section demonstrates that this zoning request complies with Scottsdale's Sensitive Design Principles.

Scottsdale Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

The Principles are based on the philosophy that "development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life."

Source: <http://www.scottsdaleaz.gov/planning/citywide-policies/sensitive-design/sensitive-design-principles>

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The proposed lot layout is respectful of the natural topography, small boulder clusters, and native vegetation. The Property contains 50+ cfs washes, which will be maintained in their current form to the extent possible. Building design will consider the distinctive qualities and character of the surrounding desert and development context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert responsive architecture, low-scale structures (no more than 24 feet above natural grade), earth-tone paint and indigenous

exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and the preservation of view corridors.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*

- *Scenic views of Sonoran Desert and mountains*
- *Archaeological and historical resources*

Response: Major vistas are of the Tonto National Forest, to the east and to the south. The goal will be to maintain the Tonto National Forest vista corridors, while preserving views of other natural features, such as small boulder clusters and revegetated areas to the extent possible. Preservation of the vista corridor will comply with ESLO guidelines.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The Property has relatively gentle terrain. There are several 50+ cfs washes on the Property that will be maintained in their current alignments, to the extent possible, by the proposed development. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout will comply with ESLO.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*

Response: The developer proposes to set aside NAOS exceeding ESLO requirements. The development will preserve and restore natural habitats and ecological processes through preservation of native vegetation and the incorporation of desert-appropriate plant materials throughout the development. The open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Internal streets and their corresponding streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: There is no transit service to the area on the Property, but walking and biking through this luxury residential community will be encouraged.

- 7. *Development should show consideration for the pedestrians by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

Response: Within the property, walking will be encouraged through provision of native vegetation such as Mesquite or Palo Verde trees that can shade pathways and streets. Landscaping already on the site will be restored and enhanced. There is also potential trail connectivity to the existing nearby trails within the Tonto National Forest.

- 8. *Buildings should be designed with a logical hierarchy of masses:***

Response: Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes, with a maximum building height of 24 feet.

- 9. *The design of the built environment should respond to the desert environment:***

Response: Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

- 10. *Developments should strive to incorporate sustainable and healthy building practices and products.***

Response: Design strategies and building techniques that minimize environmental impact, reduce energy consumption, and endure over time, will be utilized, including sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

- 11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the City's ESLO standards.

- 12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: The community will consist of predominately low-water use desert appropriate plant and hardscape material and preservation of native plant materials.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy. The selected lighting standards will be low-scale in terms of height.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Goal 3: Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: No historic, archaeological or cultural resources have been identified on the Property. The Property has been impacted by jeep trails and past clearings and intrusions.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2: Maintain the landscape materials and patterns within a character area.

Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 4: Discourage plant materials that contribute to airborne pollen.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The proposed development promotes a rich desert landscape palette as part of the overall site plan design to enhance the surrounding character, minimize building mass, and

naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architectural character and distinctive landscaping. The vision for the Property is a contemporary Sonoran Desert residential community that celebrates the unique natural attributes and beauty of the natural desert and the adjoining Tonto National Forest. With all landscape design initiatives, sustainable practices such as water conservation and the protection/relocation of mature plant material will be followed. Landscaping will be used to reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged. Any significant mature landscape features will be retained, as feasible.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.

Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.

Response: Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project and will be low-scale in terms of height.

ii. LAND USE ELEMENT

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and should avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. The Property is within the land use area designated “Rural Neighborhoods,” which anticipates overall residential density at a maximum of one unit per acre. Proposed density of this rural community is 0.67 units per acre. See General Plan map on page 8.

RURAL NEIGHBORHOODS: This category includes areas of relatively large-lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation dominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

This zoning request is consistent with the following goals and approaches contained within the Land Use Element:

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Goal 3: Encourage the transition of land uses from more intense, regional and citywide activity areas to less intense activity areas within local neighborhoods.

Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Bullet 5: Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

Response: The location of the Property and the neighborhood-sensitive development goals proposed for this community create an appropriate transition with respect to development pattern, intensity and character. The internal roads for the proposed development will align with, and connect to, existing roads on contiguous parcels to the west, creating continuity of mobility networks.

The adjoining development to the west, and the non-adjoining developments to the northwest and southwest, of the Property are zoned R1-43. The adjoining development to the north includes a mix of R1-70 and R-190 zoning. See the "Existing Zoning" map on page 5. Accordingly, the proposed zoning of R1-43 is compatible with – and in many cases identical to – the surrounding land uses.

Through the use of environmentally conscious, low-density design and the placement of significant buffers between the Property and the Tonto National Forest, the proposed development maintains the natural integrity of, and thoughtfully integrates with, surrounding open space preserves. Additionally, by selecting a location that is contiguous to existing development, the proposed development mitigates the City's cost in providing necessary city services.

Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential community will provide an array of context-sensitive

housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors.

Goal 5: Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Response: The rich mix of lifestyles that makes each community unique is a core Scottsdale value. The proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who choose to purchase a home in this development.

Goal 6: Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

Bullet 1: Support the essential cycles of life support functions of our ecosystem through land use and development activities.

Bullet 3: Protect and restore essential ecosystem services that maintain water quality, reduce flooding, and enhance sustainable resource development.

Bullet 5: Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.

Response: Lyle Anderson proposes to use environmentally sensitive and sustainable building and design practices in order to conserve resources, such as land and energy. In addition, the revegetation process will be conducted in a way that attempts to use water as efficiently as possible. Where possible, development will endeavor to reduce flooding, which will in turn reduce costs for home owners in the area. The proposed development adjoins several other developments, which discourages sprawl and further facilitates the conservation of precious resources, while promoting the broader community identity.

Goal 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.

Bullet 1: Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.

Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area’s character and natural systems.

Response: As with all of Lyle Anderson's developments, the site plan for the Property has been designed with careful consideration given to the natural terrain/washes, small boulder clusters, native vegetation and view corridors as well as to the existing built environment of single family residential to the north, northwest, west, and southwest. While it is not possible to preserve all natural features on the site, care has been taken to avoid boulders and vegetation where possible. The integrity of natural systems maintained, as discussed throughout the Character and Design Element section. Additionally, land use transitions will be provided, as discussed in Goal 3 of this Land Use Element section. The home sites have been masterfully integrated with the terrain to take advantage of views and to protect significant natural features.

Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

Response: The proposed development is consistent with the surrounding uses and character. The developer will continue to work closely with the adjacent communities to earn their support and address any potential requests or concerns.

B. Guiding Principle: Support Economic Vitality

i. ECONOMIC VITALITY ELEMENT

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community.

While highlighted in other Elements of the General Plan (such as the Housing and Neighborhoods Elements), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall sustainability of Scottsdale's community is summarized in the following section.

Response: Lyle Anderson is known for building high-quality, luxury communities that are economically sustainable and aesthetically designed to blend with their environments. Through the employment opportunities created during the construction phase, the increase in transaction volume from the purchase and sale of homes, and the expansion of available housing options for North Scottsdale residents, the proposed development will expand Scottsdale's economic base and support its continued economic vitality.

C. Guiding Principle: Enhance Neighborhoods

i. COMMUNITY INVOLVEMENT ELEMENT

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development. The development team began outreach efforts earlier this year and a community meeting was held on June 6, 2018. Outreach efforts and dialogue with the community will continue throughout the public process. Significant changes have been made to the site plan in response to neighborhood feedback.

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Goal 1: *Seek early and ongoing involvement in project/policy-making discussions.*

Bullet 1: *Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.*

Response: As mentioned above, outreach began early and will continue throughout the entitlement process with the City. The site was posted with an "Early Notification of Project Under Consideration" sign and a mailing was sent on May 25, 2018 to provide neighbors and any other interested parties adequate notice of the request for development of the Property along with contact information to address any questions about the proposed development. A neighborhood open house was held on June 6, 2018. A complete Citizen Outreach Report is provided with the application.

ii. HOUSING ELEMENT

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states "Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens." Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This zoning request is consistent with the following goals and approaches contained within the Housing Element:

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Goal 2: *Seek a variety of housing options that blend with the character of the surrounding community.*

Bullet 1: *Maintain Scottsdale's quality-driven development review standards for new housing development.*

Response: The proposed residences will be upscale, luxury single-family for-sale homes. This development will uphold North Scottsdale's quality standards and complement the existing upscale lifestyle and character. Architectural themes and design elements are in the early conceptual stage, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. As discussed in the Character and Design section above, design elements will be consistent with the Scottsdale Sensitive Design Principles.

iii. NEIGHBORHOOD ELEMENT

The Neighborhood Element of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The Neighborhood Element of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit, including the preservation of our neighborhoods' long-term attractiveness and economic integrity.

This zoning request is consistent with the following goals and approaches contained within the Neighborhood Element:

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Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: The proposed residential community will provide a safe and well-maintained environment for residents. A property owners association will be put in place to ensure long-term preservation of community quality and character, while preserving the Property's abundant open space and view corridors and promoting high desert living.

Goal 5: Promote and encourage context-appropriate new development in established areas of the community.

Bullet 1: Encourage new development efforts toward existing developed areas in Scottsdale.

Response: The Property connects to several existing developments and blends aesthetically with the existing housing and natural desert features throughout the area. Accordingly, the proposed development creates an opportunity to promote and encourage context-appropriate new development in established areas of the community.

D. Guiding Principle: Preserve Meaningful Open Space

i. OPEN SPACE AND RECREATION ELEMENT

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation Guiding Principle found within the General Plan specifically addresses the significance of the scenic corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors, such as vista corridors, through the site provides continuous visual linkages within and between local neighborhoods, thereby reinforcing the regional open space network.

This zoning request is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

General Plan Page 113

Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.

Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

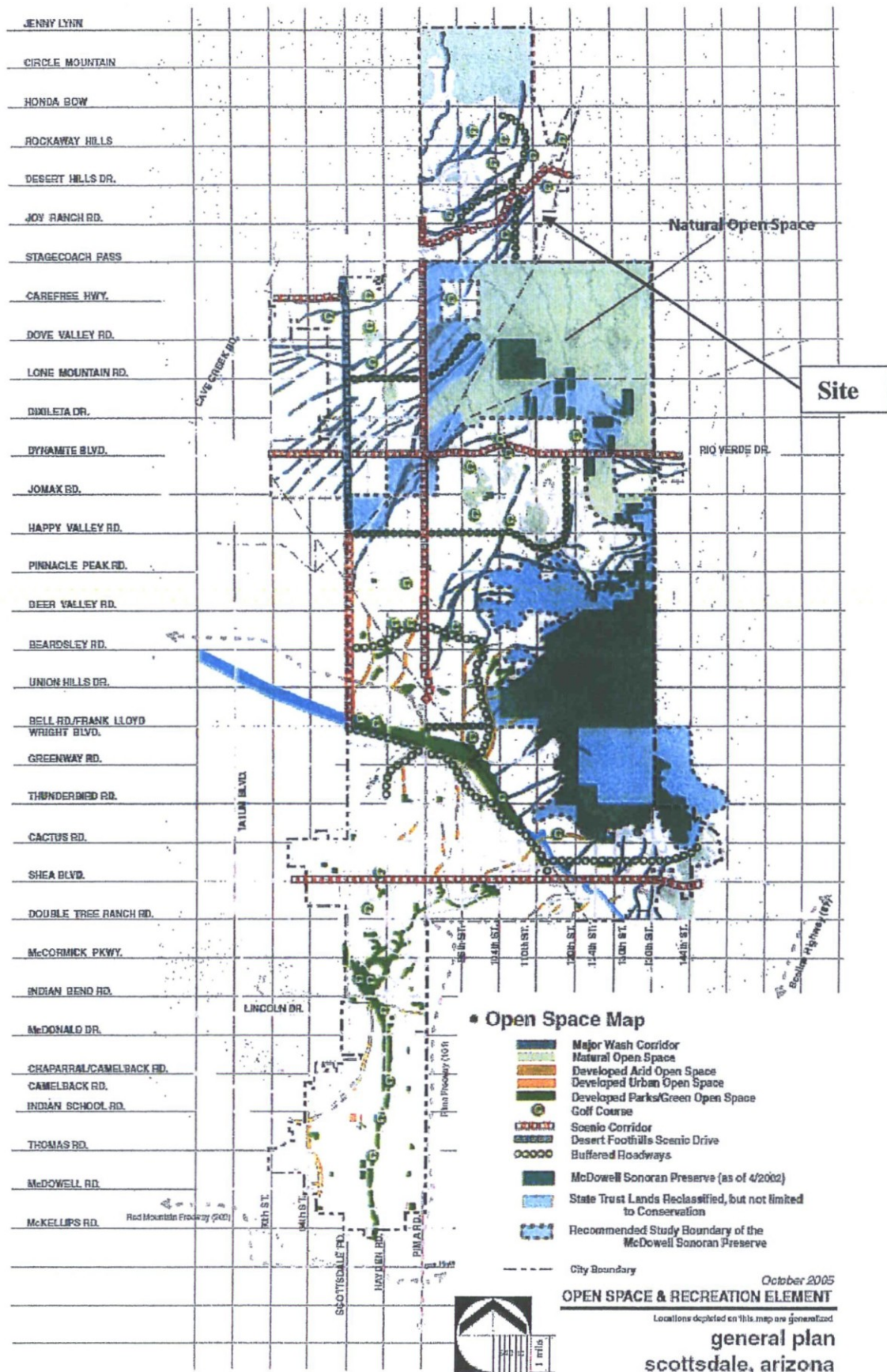
Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of NAOS. Setbacks on all four sides of the Property will match, or exceed, the setbacks of adjacent properties and of the provided buffers.

will be preserved as open space and integrated into the residential community. In total, the proposed development provides 15% more open space than is required by the ESLO. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas in the area. Additionally, as with the building envelopes, local conditions (drainage, terrain and vegetation) will be respected and have been factored into the overall site design.



II. PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, minimizing congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The underlying theme is to foster a close and supportive relationship among natural resources, environmental quality and the economy of the area.

This zoning request is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

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Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The Property, in the high desert of north Scottsdale, has relatively gentle terrain, featuring native vegetation, small boulder clusters, and 50+ cfs washes. Washes will be maintained in their current alignment and, to the extent possible, native vegetation will be left undisturbed. The site design and building envelope placement will respond to the terrain and environmental features of the site, and the developer will seek to employ environmentally sustainable building practices. The proposed home sites are respectful of the terrain, boulders and vegetation and building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: Lyle Anderson intends to promote environmentally sustainable building techniques and materials, provide both natural and man-made/architectural shading, and promote opportunities for energy efficiency.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Bullet 2: Retain and preserve native plants to retain a Sonoran desert character.

Goal 10: *Encourage environmentally sound “green building” alternatives that support sustainable desert living.*

Bullet 3: *Protect and enhance the natural elements of all development sites.*

Bullet 5: *Use low impact building materials.*

Response: The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation, washes and small boulder clusters to the extent possible as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. Lyle Anderson is committed to creating a uniquely designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/relocation of mature plant material will be followed.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible.

Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated, consistent with Scottsdale Sensitive Design Principles.

E. Guiding Principle: Seek Sustainability

The issue of sustainability is addressed within three Elements of the General Plan, including: (1) the Cost of Development Element; (2) the Growth Areas Element; and (3) the Public Services and Facilities Element. The discussion of “sustainability” in these Elements of the General Plan focuses on the effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they are sufficient to serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning and development review process the City can evaluate appropriate dedications, development fees and the provision of infrastructure.

Response: The developer will incur any reasonable costs and fees associated with infrastructure requirements.

F. Guiding Principle: Enhance Transportation

i. COMMUNITY MOBILITY ELEMENT

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This zoning request is consistent with the following goals and approaches contained within the Community Mobility Element:

Goal 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

Response: Streets and internal streetscapes of the Property will be designed to reflect Scottsdale's high aesthetic values. They create a first impression of the Property and must reflect the quality and care that are the hallmark of Lyle Anderson's development ethos.

IV. Environmentally Sensitive Lands Ordinance

Sec. 6.1011. - Purpose.

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.***
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.***
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.**

Response: The ESLO was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.” The proposed development upholds the ESLO in the following ways:

- Preservation of NAOS in excess of what is required by the ESLO.
- Sensitive placement of internal roadways and other improvements to complement the natural landscape.
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction.
- Protection and preservation of washes, topographical features, small boulder clusters and vista corridors where possible.
- Protection of wildlife habitats through preservation of natural washes and connective NAOS.
- Utilization of desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette.

Sec. 6.1070 – Design Standards.

G. Site and Structure Development Design Standards.

1. Within the ESL:

- a. Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.**

Response: Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited.

- b. Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.**

Response: Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight.

- c. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.**

Response: Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO.

- d. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.*

Response: Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes.

- e. Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.*

Response: Development design and construction techniques will blend in terms of scale, form and visual character to the natural surrounding landform.

- f. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.*

Response: Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties.

- g. No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.*

Response: Exterior paint colors will conform the maximum 35% LRV standard.

- h. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.*

Response: Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color.

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

Response: Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height. The developer will reference the list of indigenous plant available at the City.

- j. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

Response: Turf areas shall be limited to enclosed areas not visible to offsite properties.

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

Response: All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:

i. Justification for the request.

ii. Plans showing:

- (1) That the application will result in an equal or enhanced quality of open space.*
- (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
- (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*
- (4) If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.*

An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.

Response: There are 50+ cfs washes located on the Property which will remain undisturbed in the development of the Property to the extent possible.

ESL Amended Development Standards*

	Existing R1-190	R1-43	R1-43 with Amended Development Standards
Min. Lot Area:	190,00	43,000	32,250
Min. Lot Width:	300	150	113
Min. Front Setback:	60	40	30
Min. Side Setback:	30	20	15
Min. Rear Setback:	60	35	26

*The amended development standards shall not apply to the perimeter setbacks, which shall confirm to Sec.6.1083.E.6 and state "setbacks on the perimeter of a subdivision shall be equal to or greater than the setbacks of the underlying zoning on the adjacent parcels".

V. Native Plant Ordinance

Sec. 7.500. - Native Plant

Purpose. These regulations are intended to establish procedures that insure the preservation of indigenous plant materials as specified below. These specified materials are found to enhance the City's physical and aesthetic character, contribute to the preservation of the fragile desert environment by preventing erosion and providing wildlife habitat, increase valuation of real property, and provide scenic opportunities unique to this region. Preservation of these specified plant materials is found to be a part of the General Plan and is found to be in the furtherance of the public health, safety and welfare.

Sec. 7.503. - Criteria.

Protected native plants shall not be destroyed, mutilated, or removed from the premises, or relocated on the premises except in accordance with an approved native plant program required in conjunction with the issuance of a native plant permit. No native plant program shall be approved until it has been demonstrated that the following criteria have been met:

- (1) The density/intensity of development for the approved land use shall be an important element in the determination of the base requirements for plant retention and salvage. The proposed relocation program shall provide reasonable plant salvage, protection, and storage and shall insure consistency with existing neighborhood character.***

Response: Native plant protection and salvage was given special consideration as part of the site planning process for the proposed residential community. Lyle Anderson Company has a high regard for the natural environment and the preservation of native plants. The development of this property will meet this criterion in all respects.

- (2) *The site plan shall be designed to protect and incorporate significant on-site natural amenities (i.e. aesthetic, unique, historic, etc.) and minimize the number of salvageable plants which need to be removed to allow reasonable construction on the site. These relationships shall promote and enhance the character of the native environment rather than contrast or domesticate it.*

Response: The site plan has been designed to protect and incorporate significant natural amenities and minimize the relocation of native plants to the extent possible. The relationship of the built environment to the natural environment will be embraced and celebrated.

- (3) *A vegetation inventory and analysis shall provide a clear, comprehensive overview and listing of plant materials, their condition and physical relationships on-site so as to aid the site planning and determination of plant salvageability.*

Response: A native plant plan will be provided consistent with the City's requirements.

- (5) *A conceptual analysis and design of the site revegetation and/or landscaping shall insure that the character of the project be consistent with the natural density, distribution, and maturity of vegetation on adjacent properties.*

Response: The site revegetation and new landscape palette will maintain the desert character of the area and complement the density, distribution and maturity of vegetation on adjacent properties to create a seamless transition to neighboring developments.

- (6) *The native plant program shall include a relocation program for excess salvageable plants.*

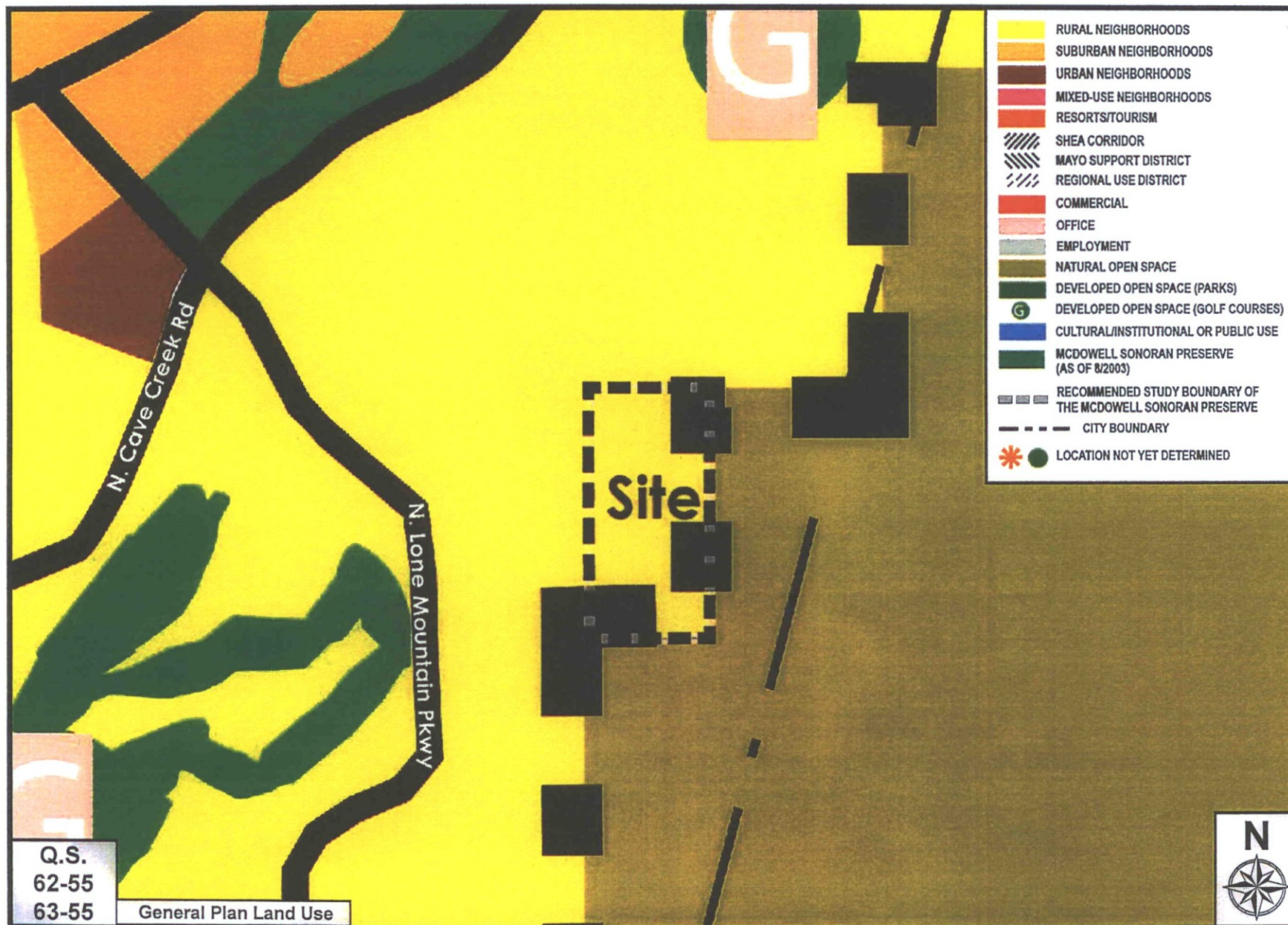
Response: A relocation program for excess salvageable plants will be provided if deemed necessary.

VI. Conclusion

This zoning request will result in numerous benefits to the community, which are summarized below:

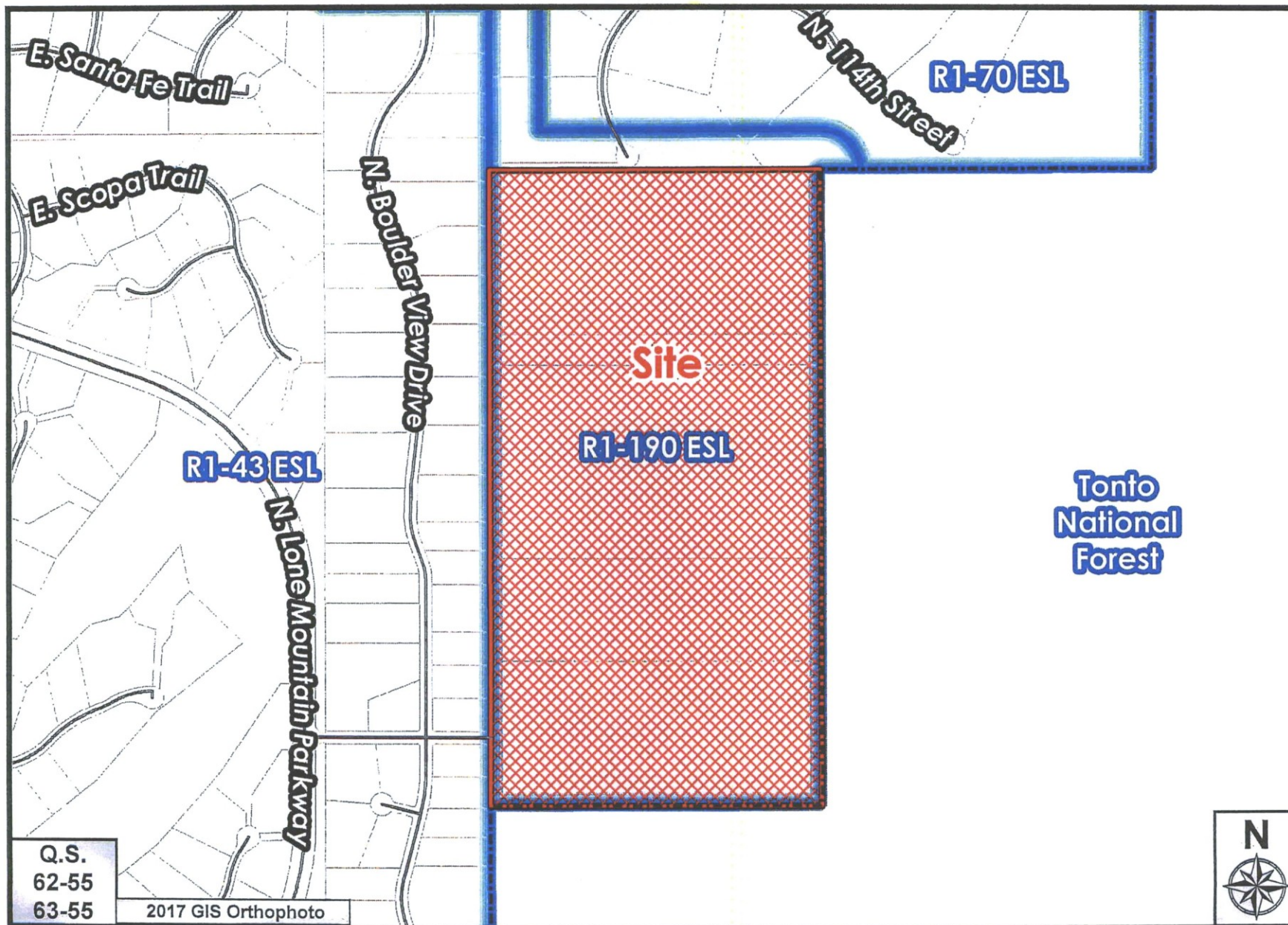
- A luxury residential community developed by Lyle Anderson Company, a recognized leader in building high-quality lifestyle communities.
- Single family for-sale luxury homes that reflect the character and uses in the surrounding residential communities.
- Conforms to the General Plan Rural Neighborhoods land use designation.
- Density of 0.67 units/acre, well below the 1.0 du/ac permitted in the Rural Neighborhoods General Plan category.
- Utilizes Scottsdale Sensitive Design Principles.
- Homes will embrace their desert setting through the use of Sonoran Desert inspired building materials, desert responsive architecture and native vegetation.
- Meets or exceeds ESLO requirements.

- Provides more NAOS than required in ESLO, integrated throughout the site. Approximately 39% of the Property is preserved as NAOS. Significant portions of NAOS will be provided in tracts.
- Preservation of Property's most sensitive natural features including wash corridors, high slope areas and areas with concentrated vegetation.



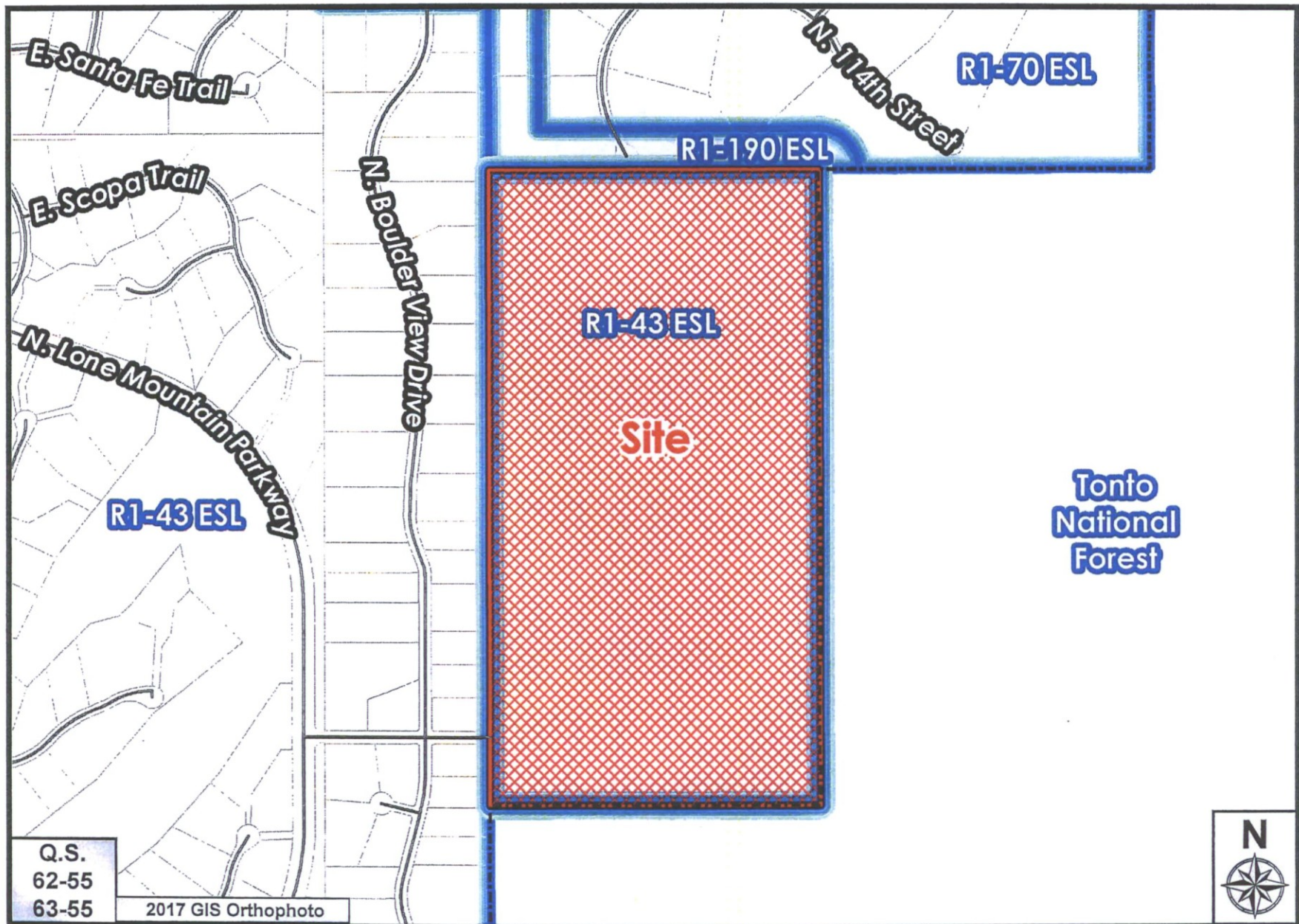
Joy Ranch & Tonto National Forest

16-ZN-2018



Joy Ranch & Tonto National Forest

16-ZN-2018



Joy Ranch & Tonto National Forest

16-ZN-2018

1. Introduction and Summary

1.1. Purpose of Report and Study Objectives

J2 Engineering and Environmental Design was retained by Sonoran Peaks LLC to complete a Traffic Impact and Mitigation Analysis for the proposed Joy Ranch & Tonto National Forest residential development, located east of Boulder View Drive at Joy Ranch Road, in Scottsdale, Arizona. The proposed development is bound by single-family homes to the west, and vacant land surrounding the site to the north, south, and east. The surrounding area to the east is part of the Tonto National Forest. See **Figure 1** for a vicinity map.

The proposed residential proposed is anticipated to contain 52 single family dwelling units. There is one (1) proposed access at the Joy Ranch Road alignment.

The objective of this Traffic Impact and Mitigation Analysis is to analyze the traffic related impacts of the proposed development to the adjacent roadway network.

1.2. Executive Summary

This report presents the analyses and the results of a traffic study prepared for the proposed Joy Ranch & Tonto National Forest residential development that will be located east of Boulder View Drive at Joy Ranch Road. It will be comprised of 52 single family dwelling units.

This Traffic Impact and Mitigation Analysis includes:

- Level of service analysis of existing conditions for the weekday AM and PM peak hours
- Trip Generation for the proposed development
- Trip Generation comparison to the existing zoning
- Level of service analysis for the opening year (2021) weekday AM and PM peak hours
 - 2021 No Build
 - 2021 Build

The following are the two (2) intersections included in this study:

- Lone Mountain Parkway and Joy Ranch Road (1)
- Boulder View Drive and Joy Ranch Road (2)

Existing Capacity Analysis

The AM and PM peak hour existing conditions capacity analysis were completed for the two (2) existing study intersections. All movements for the two (2) study intersections currently operate at a Level of Service (LOS) A.



Trip Generation

The proposed development is anticipated to generate, 570 weekday trips, with 42 trips occurring during the AM peak hour and 55 trips occurring during the PM peak hour.

Trip Generation Comparison

A comparison between the trips generated by the build out under the existing zoning with 16 single-family detached homes versus the proposed residential development was calculated.

Trip Generation Comparison (Existing Zoning vs. Proposed)

Land Use	ITE Code	Qty	Units	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	16	Dwelling Units	193	17	4	13	18	11	7
Single-Family Detached Housing	210	52	Dwelling Units	570	42	11	31	55	35	20
Difference				377	25	7	18	37	24	13

The proposed Joy Ranch & Tonto National Forest residential development is anticipated to generate 377 more weekday daily trips, 25 more trips during the AM peak hour, and 37 more trips during the PM peak hour.

Future Conditions

Year 2021 (opening year) analyses were completed without the build out, as well as with the build out of the proposed development. An annual growth rate of 2.1% was applied to the existing traffic volumes to create the future background traffic volumes for year 2021.

Year 2021

Capacity analyses were completed for both the AM and PM peak hours for year 2021, without the build out of the proposed Joy Ranch & Tonto National Forest residential development, as well as with the build out. All movements for the two (2) study intersections operate at a LOS A, without and with the build out of the proposed development.

Pima Road and Stagecoach Pass Road

The City of Scottsdale Transportation is considering modifying the geometrics at the intersection of Pima Road and Stagecoach Pass Road to be a roundabout. The anticipated 2021 traffic volumes for the intersection of Pima Road and Stagecoach Pass Road were calculated with the build out of the proposed Joy Ranch & Tonto National Forest development. Based upon the National Cooperative Highway Research Program (NCHRP) Report 672 entitled *Roundabouts: An Informational Guide*, and the year 2021 anticipated traffic volumes, a single-lane roundabout appears to be the appropriate size for this intersection.



Boulder View Drive and Joy Ranch Road

The intersection of Boulder View Drive and Joy Ranch Road currently operates as an all-way stop controlled intersection. Using the criteria for a multi-way stop sign installation as provided in the 2009 MUTCD, none of the criteria are satisfied. Therefore, a two-way stop controlled condition should be considered at this intersection with the northbound and southbound approaches stop controlled.

Conclusion

With the build out of the proposed residential development it is anticipated to result in minimal impacts to the traffic operations along the surrounding roadway network.

McClay, Doris

From: Castro, Lorraine
Sent: Wednesday, February 13, 2019 1:39 PM
To: McClay, Doris
Subject: FW: Case 16-ZN-2018

From: James Croteau <jimcroteau1@gmail.com>
Sent: Tuesday, February 12, 2019 12:53 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Case 16-ZN-2018

Hello,

We are writing in regards to case 16—ZN—2018 which is a request to rezone the property at the corner of N Boulder View Drive and Joy Ranch to R1-43.

Unfortunately we are unable to attend the hearing tomorrow but would like our voices heard.

We are STRONGLY opposed to this rezoning.

As there will be only one entrance to this area it will cause far too much traffic for this intersection (we live at the house on the NE corner of Boulder View and Joy Ranch).

This will cause excessive noise levels and safety concerns.

We are not universally opposed to homes being built on the site but 52 homes is far too many.

The property is zoned for larger lots currently and it should remain that way.

This would allow for a reasonable number of homes in an area with only one access and egress point.

Please do not allow the rezoning to happen!

Leave the property zoned as it currently stands.

Thank You,

James and Margaret Croteau
37767 N Boulder View Drive,
Scottsdale, AZ, 85262.
cell (480) 522-6264.

McClay, Doris

From: Castro, Lorraine
Sent: Friday, February 15, 2019 8:10 AM
To: McClay, Doris
Subject: FW: Case Number 16-ZN-2018

From: Vista Valle HOA <hoavistavalle@gmail.com>
Sent: Wednesday, February 13, 2019 3:08 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>; Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: Case Number 16-ZN-2018

To: City of Scottsdale Planning Commission
Topic: Request for Rezoning: Case Number 16-ZN-2018
Date: February 13, 2019

Hello, and thank you for providing this forum. My name is David Ballard, I am a Board member and Treasurer of the Vista Valle Home Owners Association. The Vista Valle HOA is comprised of 21 lots on Boulder View Drive, roughly between Joy Ranch Road on the south, to Jimson Loco on the north. As such, we sit directly adjacent to the zoning area under consideration, bordering the entire western edge, and will be the most affected by this requested change. I write this to bring voice to our 21 lot and home owners who have asked me to implore the planning commission to deny this request for rezoning.

As I'm sure the planning commission members already know, this general area of far North Scottsdale remains fairly pristine and low density compared to almost all other areas of Scottsdale. The Tonto National Forest, the Continental mountains, Bartlett Lake and many other areas make for a unique, rural, peaceful, and beautiful location to live. This is why we live here, it's why we want to preserve it, and why we are in opposition to this rezoning request which we believe will be detrimental to the environment, to the overall aesthetics, to safety, and to the value of our properties.

- **Environment:** I don't think anyone would suggest that adding an additional 36 home sites to the original 16, as this rezoning request does, is a net plus for the environment. The additional acreage of land that must be scraped and re-purposed for building plots, common areas, and roads will leave a much larger footprint than the original agreement and remove much more native habitat.
- **Aesthetics:** Similarly, from an aesthetic viewpoint, the requested additional home-sites would be vastly disproportionate to the directly adjacent areas, especially Vista Valle. Not only would it be aesthetically out of place, it would absolutely destroy the east facing open desert views that drew so many Vista Valle homeowners to their existing sites. The construction noise and dust will also ruin the peaceful nature of the current setting, and will do so for at least 5 – 10 years, or as long as building continues.
- **Safety:** From a safety perspective, tiny little Joy Ranch Road will be the only entrance and exit for not only the new 52 new homeowners, but for all the construction traffic. And as mentioned previously, this will go on for 5 – 10 years. This is currently the primary entrance and exit for Vista Valle residents, it's a well trafficked route for numerous pelotons, as well as a common walking path for the community. There is no question that approval of this rezoning request will bring significant safety issues to the local community.
- **Property Value:** And last but certainly not least, approving this request will without question reduce the value of the homes in Vista Valle. What once was a peaceful, forever view of the Tonto National Forest to the east will

Castro, Lorraine

From: Nancy Cameron <nlnrn115@gmail.com>
Sent: Tuesday, February 12, 2019 5:26 PM
To: Projectinput
Subject: Case No. 16-ZN-2018 Joy Ranch & Tonto National Forest

Good afternoon,

My husband and I reside at 37959 N. Boulder View Drive (Vista Vale lot #16), which abuts the above project to the west. We oppose the request for rezoning from R1-190 ESL to R1-43 ESL for several reasons. Our property is directly adjacent to the west border, we will be one of those most impacted.

* One reason we purchased our property and built our home was because the zoning to our east was R1-190 ESL. We understood there would eventually be a development but concluded with 5 acre parcels our views, privacy, noise, and traffic would have minimal impact.

* The City of Scottsdale has always strived to protect natural habitat. This increase in density (four times!) seems excessive and in direct conflict with Scottsdale's mandate of desert preservation. This was another reason we chose to build and retire in Scottsdale...for the protected beauty and serenity that North Scottsdale affords it's residents.

* Once the desert is developed, it's gone forever. Increasing the zoning by a factor of 4 means 4 times the loss of habitat. Again, our property is directly adjacent to the west border, we will be one of those most impacted.

Please deny this request for this increase in zoning density.

Thank you,

James and Nancy Cameron

McClay, Doris

From: Jared Vishney <jvishney@hotmail.com>
Sent: Saturday, June 30, 2018 4:35 PM
To: McClay, Doris
Subject: Neighborhood Open House | Site NEC of Joy Ranch Road and Boulder View | Pre-Application #: 384-PA-2018

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Doris,

Unfortunately, I was unable to attend the meeting for this project on June 6, 2018, but would like to add a request/opinion to the general plan for this parcel.

As part of the proposed zoning change and overall project, I think it would be in the public's best interest to have a dedicated trail/right-of-way (walking, hiking, running and cycling) from the current dead end of East Joy Ranch Road to the Maricopa Trail system. The current trail (which I suspect may be illegal), runs along the barbed wire fence which I believe is at the south end of the parcel.

Many people in the surrounding neighborhoods use the existing "trail" to access the Maricopa Trail and Northern Region of the McDowell Sonoran Preserve.

Thank you for your time.

Best regards,

Jared Vishney
37308 N. 99th Street
Scottsdale AZ, 85262
jvishney@hotmail.com
Cell: (480) 272-0513



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Joy Ranch and Tonto National Forest
July 3, 2018

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from R1-190 ESL to R1-43 ESL PRD of an approximately 77.6+/- acre property located near the northeast corner of Joy Ranch Road and Boulder View Drive. The proposed project would result in a low density, gated, luxury residential community. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since February of 2018. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

16-ZN-2018
10/26/2018

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on June 6, 2018 at Christ the Lord Lutheran Church for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

21 interested people attended the Open House. Several attendees were generally supportive of the project with questions arising about setbacks, product type, traffic, and ingress/egress. These questions were addressed at the Open House with some need for additional follow up as site plan changes are made. The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets
Comment Cards



May 24, 2018

Dear Neighbor:

We are pleased to tell you about an upcoming request (384-PA-2018) on behalf of the Lyle Anderson Company for a new low density, gated, luxury residential community on approximately 77.6+/- acre parcel located near the northeast corner of Joy Ranch Road and Boulder View Drive. This request is for a Zoning District Map Amendment from R1-190 ESL to R1-43 ESL PRD. The rezoning request would result in a total of approximately 65 homes on approximately 77.6 acres with an overall density of .84 du/ac. This request is in conformance with the City's General Plan land use designation of Rural Neighborhoods.

You are invited to attend an open house to discuss this proposal. The open house will be held on Wednesday, June 6, 2018 from 5 p.m. to 6 p.m. in Fellowship Hall of Christ the Lord Lutheran Church, located at 9205 E. Cave Creek Road.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Doris McClay, who can be reached at 480-312-4214 or dmccclay@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
Vice President

Lone Mountain Pkwy and Joy Ranch Road

750' Mailing List

Owner	Address	City	State	Zip	Parcel Number
AFFHOLTER CONRAD J/NADEDZDA TR	37480 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-126
ALASALY HOUSAM/ALMOBARAK MOUZNA	263 W BUENA VISTA DR	TEMPE	AZ	85284	219-60-195
ALLEN AND SHARON SCHNEIDER TRUST	10936 E SCOPA TRL	SCOTTSDALE	AZ	85262	219-60-879
ALMIRO JACK/JOANNE	36495 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-108
BALLARD DAVID K/NINA	37934 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-019
BARAGRY SUZANNE	37910 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-020
BERGE JOHN/ELIZABETH	2550 LAUREL LN	WILMETTE	IL	60091	219-60-127
BLACK FAMILY REVOCABLE LIVING TRUST	PO BOX 1146	CAREFREE	AZ	85377	219-60-198
BOULDER VIEW PROPERTIES LLC	10600 67TH STREET S	COTTAGE GROVE	MN	55016	219-60-001
BOULDER VIEW PROPERTIES LLC	3349 LAKEWOOD TRL	WOODBURY	MN	55129	219-60-005
BROWN CHRISTINA/RAY BRIAN	4819 E BARWICK DR	CAVE CREEK	AZ	85331	219-11-266
CAMERON JAMES D/NANCY L TR	PO BOX 7320	CAVE CREEK	AZ	85327-7320	219-60-016
CONROY PATRICK J/BRENDA K	11061 HINTOCKS CIR	CARMEL	IN	46032	219-60-878
CROTEAU JAMES ALLAN/MARGARET JANE	3187 N 42ND AVE	VANCOUVER	BC	V6N 3H1	219-60-197
DOBREZ DANIEL J/AMY S	10433 BROOKRIDGE CREEK DR	FRANKFORT	IL	60423	219-60-201
DUNBAR DAVID J/LAURIE L TR	37489 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-110
ENG MARLENE TR	38076 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-009
ENTRUST ARIZONA LLC	20860 N TATUM BLVD NO 240	PHOENIX	AZ	85050	219-60-008
FASTCO PROPERTIES LLC	48430 MEADOW CT	PLYMOUTH	MI	48170	219-60-002
GARRY S ORAFFERTY REVOCABLE TRUST	10980 E SCOPA TRL	SCOTTSDALE	AZ	85262	219-60-881
GORE FAMILY TRUST	681 MAPLE LEAF LOOP	CLE ELUM	WA	98922	219-60-199
HIGHFILL JERRY W/JENNY S	1910 HICKSWOOD RD	HIGH POINT	NC	27265	219-60-015
IRONWOOD RESOURCES LLC	13507 N 31ST PL	PHOENIX	AZ	85032	219-60-010
JBS FAMILY TRUST	37838 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-200
JENAL THEODORE J/LINDA M	37935 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-017
JOHNSON ROBERT A/JENNIFER L	37911 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-021
KARIDAS PETROS H/KIKI MANGOS	9750 N 96TH ST #228	SCOTTSDALE	AZ	85258	219-60-196
KEITH CLIFFORD AND KATHLEEN A ERICKSON TRUST	37958 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-018
KOSTOPOULOS RICHARD D/BETH A	1743 BAYBROOK LN	NAPERVILLE	IL	60564	219-60-013
LIBBY DORIT	37626 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-123
LOMBARDI ALAN T/TAMMY F	10997 E SCOPA TRL	SCOTTSDALE	AZ	85262	219-60-884
M C H FAMILY TRUST	37674 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-121

Lone Mountain Pkwy and Joy Ranch Road

MANCUSO JOSEPH A/SUSAN	37887 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-192
MARTELL JOHN WILLIAM/PEYTON PATRICIA A	37578 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-125
MASALKHI MUTTAA/RAGHED	815 W VERBENA LN	LITCHFIELD PARK	AZ	85340	219-60-004
MCFARLIN MICHAEL J/HEIDI A	11079 E SANTA FE TRL	SCOTTSDALE	AZ	85262	219-56-972
MEYERS JOSEPH/TRACY	7010 HARTCREST DR	RANCHO PALOS VERDES	CA	90275	219-60-014
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	7255 E HAMPTON AVE SUITE 101	MESA	AZ	85209	219-60-852
NELSON DAN W/ILENE D	11155 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262	219-60-003
OLIVER PHILLIP C/PAMELA A	37391 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-111
PARADIES RONALD W	20020 SCOTLAND DR	SARATOGA	CA	95070	219-60-122
PEDERSEN CINDY	PO BOX 10543	EUGENE	OR	97440	219-60-193
PERRY DOUGLAS J/DEBRA L	PO BOX 524	MEDINA	WA	98039	219-60-007
REV TRUST OF MICHAEL S AND RHONDA M SCHELLER	37587 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-109
RICKARD WAYNE T	38007 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-012
ROWE HELEN/GURNEY KEVIN	38055 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-011
RUBERG BRUCE M	38127 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-006
RUSINKO MICHAEL J/MARY L	37742 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-202
SCOTTSDALE BOULDER HEIGHTS LLC	1269 FONTAINBLEU AVE	MILPITAS	CA	95035	219-60-194
SONORAN PEAKS LLC	14901 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85254	219-57-002
SPRINGMAN FAMILY TRUST	37602 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-124
STINE BONNIE LYN	7355 E THOMPSON PEAK PARKWAY APT E1002	SCOTTSDALE	AZ	85255	219-60-107
THOMSEN JAMES/KATHY/SMITS TODD/MARY ETAL	18704 MELROSE CHASE	EDEN PRAIRIE	MN	55347	219-60-106
VANTAGE	35550 HERRICK HILLS CT	WARRENVILLE	IL	60555-1457	219-56-973
WALLACE MICHAEL B	37408 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-128
WILDCAT PARTNERS LLC	4455 E CAMELBACK RD STE C240	PHOENIX	AZ	85018	219-13-315



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 383-PA-2018

Project Name: Ranch Gate White Sign

Location: NEC of 118th Street and Ranch Gate Road

Site Posting Date: 5/25/2018

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

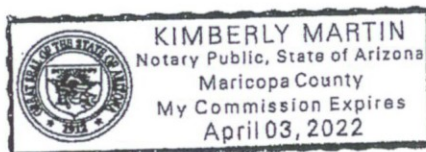
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

May 29, 2018
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 29th day of May 2018



Kimberly Martin
Notary Public

My commission expires: April 3, 2022

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, June 6, 2018

Time: 5:00pm – 6:00pm

Location: Christ the Lord Lutheran Church (9205 E. Cave Creek Road) – Fellowship Hall

Site Address: Near the NEC of Joy Ranch Road and Boulder View Drive

Project Overview:

- Request: A Zoning District Map Amendment from R1-190 ESL to R1-43 ESL PRD resulting in 65 total lots (32 large single-family lots and 33 villa lots) with an overall density of .84 du/ac.
- Acreage: 77.6 +/- Acres
- Current Zoning: R1-190 ESL

Applicants Contact: John Berry
Phone number: 480-385-2727
Email: mh@berryriddell.com

City Contacts: Doris McClay
Phone number: 480-312-4214
Email: dmcclay@scottsdaleaz.gov

Pre-Application #: 384-PA-2018

Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 5-25-2018

–Penalty for removing or defacing sign prior to date of last hearing
–Applicant Responsible for Sign Removal

05/25/2018

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME Beth Tooms
ADDRESS 37838 N. Boulder View Dr CITY Scott ZIP 85262
PHONE 480-419-4138 EMAIL beth.tooms@hilton.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

would prefer single family homes only!

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME Joe Mancuso

ADDRESS 37887 N Boulder View Dr CITY Scottsdale ZIP 85262

PHONE _____ EMAIL joemancuso@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Not Happy! No Attached Homes!!

Don't approve lot Density.

keep 5 acre lots!

Not enough room between existing homes & proposed!

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME LINDA JENAL

ADDRESS 37935 N. Boulder View Dr CITY SCOTTSDALE ZIP 85262

PHONE 516-313-4302 EMAIL lmjenal@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Please reexamine the building envelope
directly behind us. Our pools will
practically be touching.

We bought in October told that we
had homes in the future that would be
on 5 acre lots.

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card**

PRINT NAME Joe Parker
ADDRESS 38820 N Boulder View CITY Scottsdale ZIP 85262
PHONE 303 204 6741 EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- CONCERNS - High density housing from the "Villas" brings increased Population density For Small Roads, increased traffic & noise
- High density housing is not typical for the Area, increased population and traffic VS current Standard for Subdivisions in the Area. typical is 1 home / Acre / w about 2 people
- Local trail Connection to Maricopa trail should be preserved

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card**

PRINT NAME DAVID DUNBAR
ADDRESS 37484 N Boulder View CITY SCOTTSDALE ZIP 85262
PHONE 480 488 0123 EMAIL DFSP.DUNBAR@GMAIL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

MAJOR CONCERN IS INCREASED TRAFFIC - CYCLISTS
ABOUND ON THESE STREETS. AS A RESIDENT NO DEVELOPMENT
IS WHAT I'D LIKE. "DUPLEX" AREA NOT CONSISTENT WITH AREA.
TRAFFIC ENTERING FROM CAVE CREEK RD WOULD BE
BETTER THROUGH WILDCAT HILL. WHY NOT THAT?

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME Anaela Parker
ADDRESS 38820 N Boulder View CITY Scottsdale ZIP 85262
PHONE 303-880-8337 EMAIL blugy@hotmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Well first of all I feel like the sign was
hidden so there wouldn't be a lot of people at
this meeting SAD! Another there will be
more homes, traffic & noise the whole reason
I moved out in this area is to get away
from my neighbors + I will fight. Thanks

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME CHRIS EARL
ADDRESS 10798 E SCOPA TRL CITY SCOTTSDALE ZIP 85267
PHONE 480-664-6373 EMAIL chrisearl@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

NOT IN FAVOR OF REZONING PROPOSAL. Will increase
density / # RESIDENTS. Too ASSE TRAFFIC. IDEA
OF A "MIXED TYPE" will DRIVE
PROPERTY VALUES DOWN.

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME Nancy Cameron

ADDRESS 37959 N. Boulder View CITY Scottsdale ZIP 85262

PHONE 480-488-4107 EMAIL nrcrall5@gmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We bought our property predicated on the R1-190
land to our east. Since we had to build on the
far east end of our lot. We took comfort in having
that "space" behind our home. We now feel a "bait & switch"
situation has occurred & our property values will decrease
by increasing home count > 4 times!

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME Phillip Oliver

ADDRESS _____ CITY _____ ZIP _____

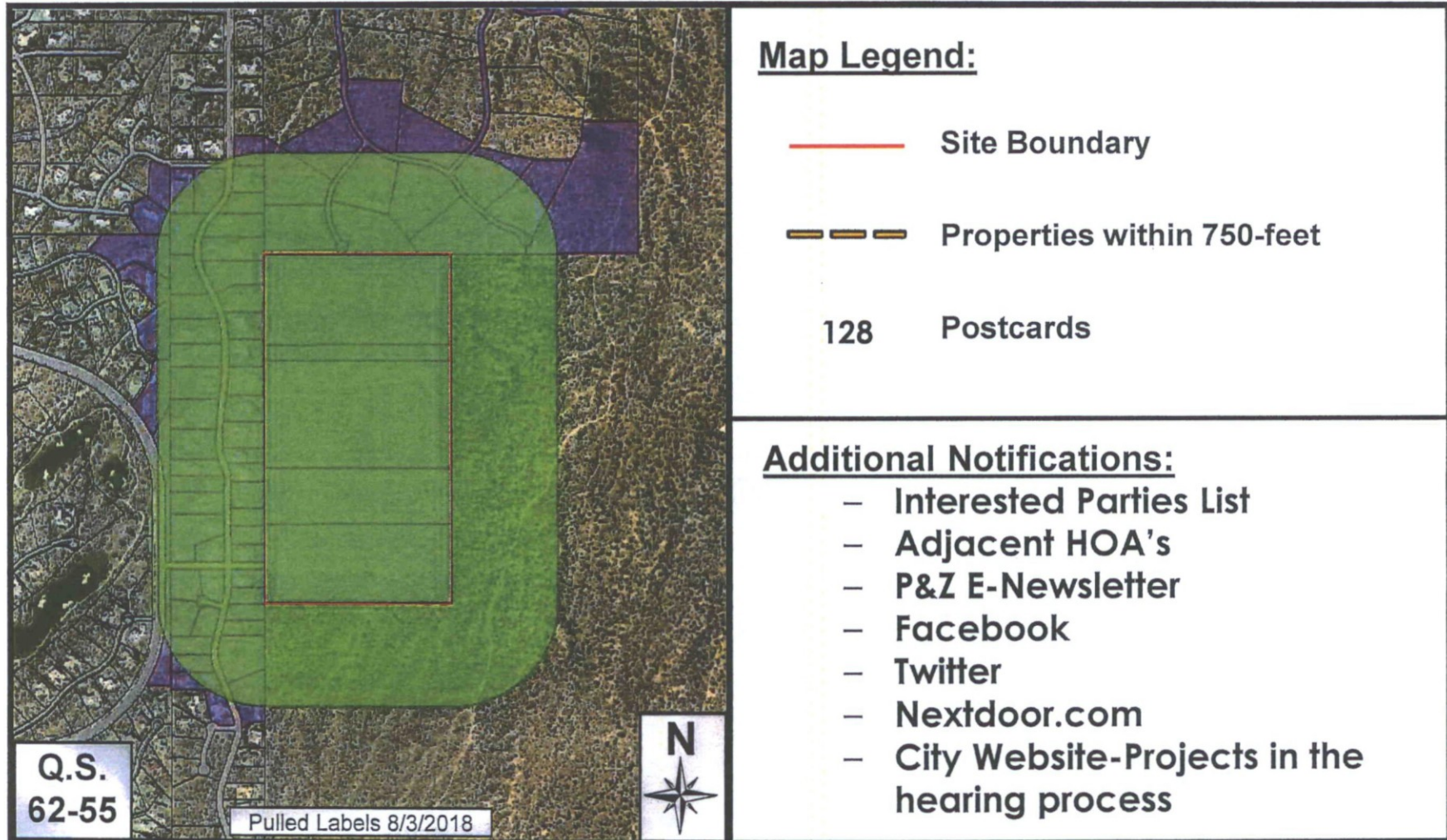
PHONE _____ EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- Buffer for homes that butt up against
existing homes on Boulder View.
- Location of community pool - change
- impact to public utilities - water, etc.
- impact to scenic environment as additional
regional proposal.

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

City Notifications – Mailing List Selection Map



Joy Ranch & Tonto National Forest

16-ZN-2018

PLANNING COMMISSION REPORT



Meeting Date: February 13, 2019
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

**Joy Ranch & Tonto National Forest
16-ZN-2018**

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Single-family Residential Environmentally Sensitive Lands (R1-190 ESL) to Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning on a 77.6-acre site, located east of the northeast corner of Joy Ranch Road and Boulder View Drive.

Goal/Purpose of Request

The applicant's request is to rezone to establish a 52-lot single family subdivision with Single-family Residential Environmentally Sensitive Lands Overlay (R1-43 ESL).

Key Items for Consideration

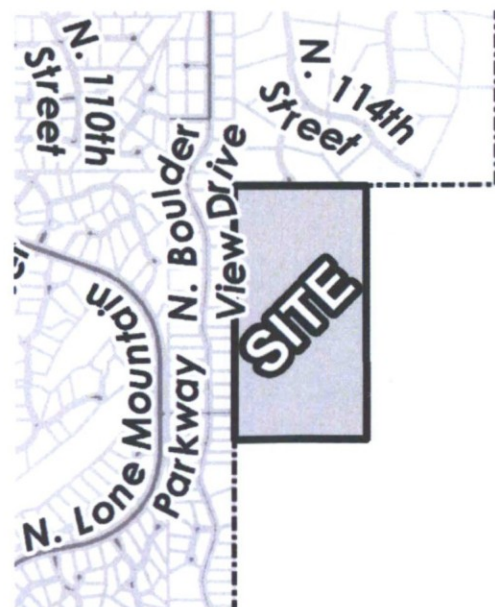
- Approximately 6 acres of tract NAOS
- Preserving wash corridors
- Amended Development Standards are proposed which will require Development Review Board approval.

OWNER

Sonoran Peaks LLC - Contact: John Christensen
(480) 443-2630

APPLICANT CONTACT

John Berry / Michele Hammond - Berry Riddell
(480) 385-2753



**E. Joy Ranch Rd. /
N. Boulder View Dr.**

LOCATION

E JOY RANCH RD / N BOULDER VIEW DR (NE Corner)

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Rural Neighborhoods category. This category typically includes areas of relatively large lot single-family neighborhoods or subdivisions. Densities in Rural Neighborhoods are usually one house per acre (or more) of land.

Zoning

This site is zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL) District, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. The property has had R1-190 zoning since annexation in 2000 (Ordinance 3326). The ESL zoning overlay district is intended to identify and protect environmentally sensitive features. Under the existing R1-190 ESL zoning, up to 16 homes can be built.

Context

The subject property is located east of the northeast corner of Joy Ranch Road and Boulder View Drive and includes five parcels (APNs 219-57-002, 219-57-003, 219-57-004, 219-57-005, 219-58-001). Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Wildcat subdivision, undeveloped, zoned Single-family Residential, Environmentally Sensitive Lands (R1-190 ESL and R1-70 ESL)
- South: Tonto National Forest
- East: Tonto National Forest
- West: Single-family homes in Vista Valle and Boulder Heights subdivisions zoned Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal is to rezone the property's density from 16 lots to 52 lots.

- Existing Use: Vacant land
- Proposed Use: 52 lot single family residential subdivision
- Parcel Size: 77.6 acres

- Building Height Allowed: 24 feet from natural grade
- Building Height Proposed: 24 feet from natural grade
- NAOS Required: 26.13 acres
- NAOS Provided: 30 acres (including 6 acres of tract NAOS)
- Density Currently Allowed: 16 lots (.20 du/ac)
- Density Proposed: 52 lots proposed (.67 du/ac)

IMPACT ANALYSIS

Land Use

The proposed zoning designation of Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) will allow 52 dwelling units compared with approximately 16 lots with the existing R1-190 ESL zoning. The site plan has been designed to preserve the natural washes in NAOS areas. Some of this NAOS area will be located in tracts. This proposal is consistent with the subdivisions to the west (Boulder Heights and Vista Valle) in lot size, density and zoning. The developer will be requesting amended development standards for lot size, lot width and setbacks from the Development Review Board for the proposed subdivision.

Transportation/Trails

The proposed zoning district map amendment is anticipated to generate 570 daily vehicle trips compared to the current zoning which anticipated 193 daily vehicle trips.

Water/Sewer

The developer is responsible for constructing new water and sewer service infrastructure to serve the site, and there are not anticipated impacts.

Public Safety

The nearest fire station is located at 9320 E Cave Creek Road, approximately 3.25 miles to the west. The subject site is served by Police District 4, Beat 20. The proposed development is not anticipated to have a negative impact on public safety services.

School District Comments/Review

The Cave Creek Unified School District has confirmed that their school district has adequate school facilities to accommodate the projected number of additional students generated by the proposed rezoning.

Open Space

The development is required to dedicate 26.13 acres of Natural Area Open Space (NAOS). This proposal has 30 acres of Natural Area Open Space proposed and 6 acres of that NAOS is within more protected tracts. Wash corridors on this property will be preserved in NAOS areas.

Community Involvement

The applicant mailed notification letters with the open house information to property owners within 750-feet of the subject site and a Project Under Consideration sign was posted on the site on May 29, 2018. The Open House meeting was held on June 6, 2018 at Christ the Lord Lutheran Church located at 9205 E Cave Creek Road.

The applicant's public outreach report is attached to this report.

City staff mailed postcards to property owners within 750-feet of the subject site and interested parties when the case was submitted and a second postcard notifying them of the Planning Commission hearing date, time and location.

The applicant has posted a sign on the subject property with the hearing date, time and location.

Community Impact

The proposed rezoning maintains the maximum overall rural neighborhoods density less than one unit to the acre as outlined in the Land Use Element of the General Plan. The project will be providing more NAOS than what is required approximately 3.87 acres.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval per the attached stipulations.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services

Current Planning Services

STAFF CONTACT(S)

Doris McClay
Senior Planner
480-312-4214
E-mail: dmcclay@ScottsdaleAZ.gov

APPROVED BY


Doris McClay, Report Author

1/17/19
Date


Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

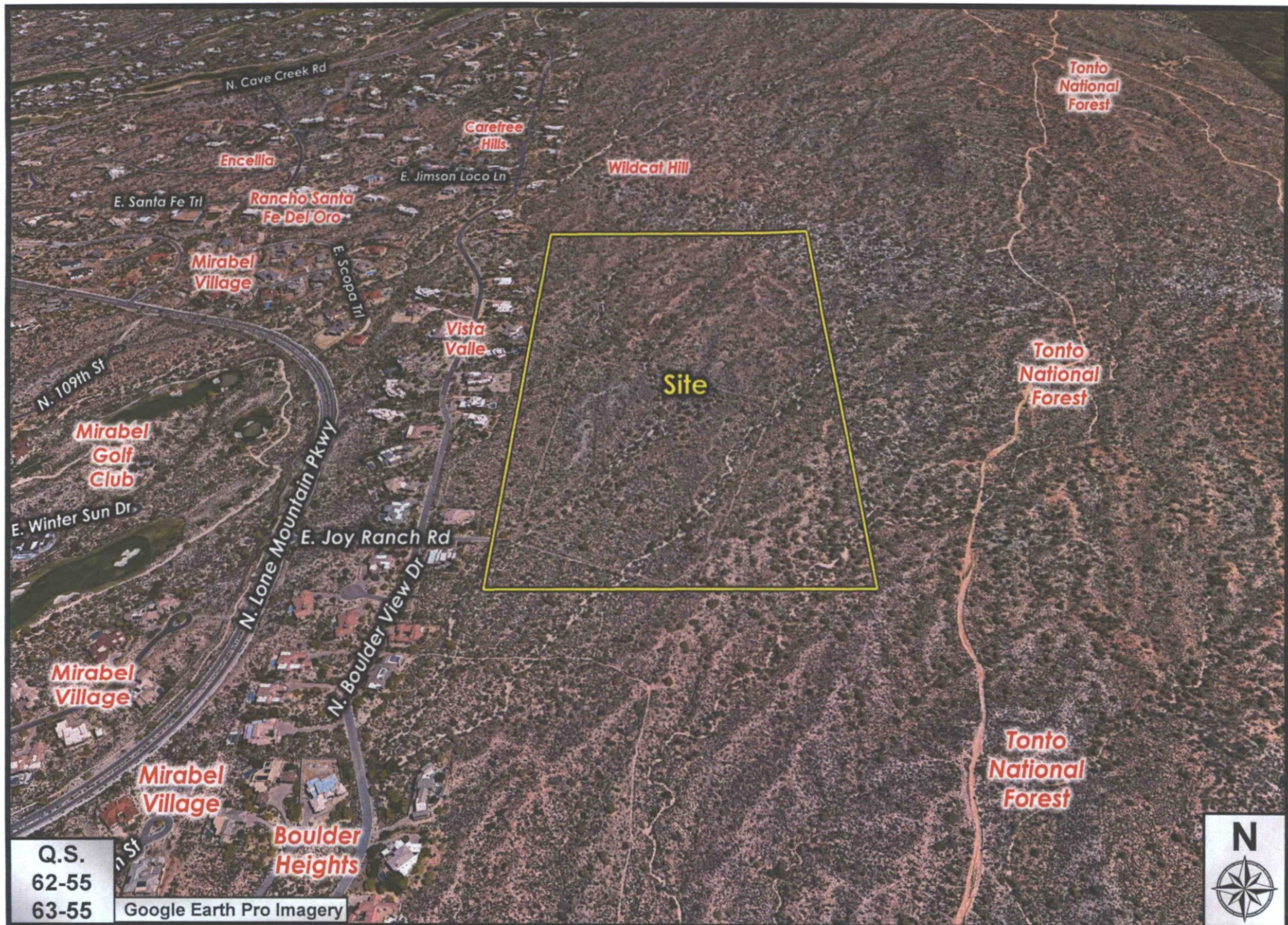
2/4/2019
Date


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

2/4/19
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 2: Site Plan
3. Additional Information
4. Applicant's Narrative
5. General Plan Land Use Map
6. Existing Zoning Map
7. Proposed Zoning Map
8. Traffic Impact Summary
9. Correspondence and Citizen Involvement
10. City Notification Map



Joy Ranch & Tonto National Forest

16-ZN-2018

ATTACHMENT 1



Joy Ranch & Tonto National Forest

16-ZN-2018

ATTACHMENT 1A

**Stipulations for the Zoning Application:
Joy Ranch & Tonto National Forest
Case Number: 16-ZN-2018**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SUBDIVISION PLAN. Development shall conform with the conceptual subdivision plan submitted by LVA an RVI company and with the city staff date of 12/13/18, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual subdivision plan prior to the preliminary plat approval, as determined by the Zoning Administrator, shall be subject to additional public hearings before the Planning Commission and City Council. Once the final plat is approved, the development must conform to the final plat.
2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. Maximum dwelling units shall not exceed 52 lots.
3. NATURAL AREA OPEN SPACE (NAOS). Minimum required NAOS shall be 30 acres, including +/- 6 acres in dedicated tracts.
4. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed 24 feet in height, measured as provided in the applicable section of the Zoning Ordinance.
5. LOTS ADJACENT TO LESS INTENSIVE ZONING. Lots on the perimeter of the site adjacent to lots with less intensive zoning, shall have rear yard setbacks equal to or greater than the minimum rear yard setback required by the zoning district of those adjacent lot(s).
6. ALTERATIONS TO NATURAL WATERCOURSES. Any proposed alteration to the natural state of watercourses with a peak flow rate of 50 cfs or greater but less than or equal to 750 cfs based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.
7. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 16 feet above the adjacent finished grade.

DEDICATIONS

8. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision track of land that has minimum total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project.
9. SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY. A property owners association consisting of property owners within the subdivision of the development project shall own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.

INFRASTRUCTURE

10. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.

11. **STANDARDS OF IMPROVEMENTS.** All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be designed and constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

12. **MULTI-USE TRAIL IMPROVEMENTS.** Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum ten (10) foot wide private multi-use trail within the project boundaries to connect the project to the adjacent Tonto National Forest. The alignment of the trail shall be subject to approval by the city's Zoning Administrator, or designee, prior to dedication. The trail shall be designed in conformance with the Design Standards and Policies Manual.

13. **WATER LINE.** Prior to on-site development, the owner shall

- a. Restrict structure size to 3600 square feet per parcel until adequate water system fire flows can be demonstrated and approved by water resources; and
- b. provide land rights for a water line loop to the Wildcat Hill Subdivision, just north of this development; and
- c. acquire land rights for and construct water line loop to the Wildcat Hill Subdivision, just north of this development, should the Wildcat Hill development precede this project development; or
- d. acquire land rights for and construct water line loop to Boulder View Drive along northern edge of project should this project development precede the Wildcat Hill Subdivision, just north of this development.

14. **WASTEWATER LINE.** Prior to on-site development, owner shall upgrade existing sewer system from discharge point of Joy Ranch Development to East Stagecoach Pass Road and from East Stagecoach Pass Road from North Boulder View Drive to North Pima Road (approximately five miles) unless owner provides a field calibrated sewer model demonstrating adherence to city sewer capacity and design requirements and approved by water resources.

15. **WATER AND WASTEWATER IMPROVEMENTS.** The owner shall provide all on-site and off-site water and wastewater infrastructure improvements, including any new service lines, system PRVs, connection, fire-hydrants, and man-holes, necessary to serve the development.

16. **FIRE HYDRANT.** The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

17. **UTILITY LINES.** All existing above ground utility lines adjacent and through project boundaries, and any new or relocated utility lines, shall be place underground.

REPORTS AND STUDIES

18. **DRAINAGE REPORT.** With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the owner shall address: preparation of hydrologic analysis with HEC-1; Table 1 to be updated with the HEC-1 analysis results for 2-yr, 10-yr, and 100-yr flows; HEC-RAS model to be updated with the latest design flows.

19. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual.

20. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual



SITE DATA

LOCATION: NWC OF JOY RANCH RD. & BOULDER VIEW DR.
 EIL LANDFORM: UPPER DESERT
 PARCEL #: 219-57-002, -003, -004, -005 & 219-58-001
 EXISTING ZONING: R1-190 EIL
 PROPOSED ZONING: R1-43 EIL
 GROSS ACRES: +/- 77.6 ACRES (+/- 3,338,971 S.F.)
 NET ACRES: +/- 77.6 ACRES (+/- 3,338,971 S.F.)
 TOTAL LOTS: 52
 ALLOWED DU/AC (PER GENERAL PLAN): 0-1 DU/AC (Max.)
 PROPOSED DU/AC (R1-43): 0.67 DU/AC
 ALLOWED HEIGHT: 24' FROM NATURAL GRADE
 PROPOSED HEIGHT: 24' FROM NATURAL GRADE
 ALLOWED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED WALL HEIGHT: VARIES (8' MAX)
 REQUIRED N.A.O.S. PER SLOPE ANALYSIS: 26.1 AC. (34%)
 PROVIDED N.A.O.S.: 30.0 AC. (15% MORE THAN REQUIRED)
 PROPOSED AMENDED DEVELOPMENT STANDARDS:
 MINIMUM LOT WIDTH: 113' (25% REDUCTION)
 MINIMUM LOT SIZE: 33,280 SF (25% REDUCTION)
 MIN. BLD. SETBACKS - FRONT: 30' (25% REDUCTION)
 SIDE: 18' (25% REDUCTION)
 REAR: INTERIOR - 27' (25% REDUCTION)
 (60' WHERE ADJ. TO R1-190 REAR S/S)

NOTES

-ALL INTERNAL STREETS TO BE DESIGNATED FIRE LANES
 -ALL STREETS TO SUPPORT 8,000 LBS GROSS VEHICLE WEIGHT
 -UNOBSTRUCTED VEHICLE CLEARANCE TO BE 13'-6" MIN.
 -HYDRANTS WILL BE PROVIDED AT MAX. SPACING OF 1,200'
 -MIN. CUL-DE-SAC R/W RADIUS OF 50' PROVIDED
 -SITE, LOT AND RETAINING WALLS TO BE CONSISTENT WITH THE
 DSDM, ORD. SEC. 5.030, 6.1010 &/OR AS APPROVED BY STAFF.
 -ALL ON-LOT SITE WALLS TO BE DESIGNED AND LOCATED IN
 ACCORDANCE TO SCOTTSDALE DSDM AND ORDINANCE
 REQUIREMENTS AND TO BE REVIEWED WITH THE DRB SUBMITTAL.
 -PROJECT ENTRY MEETS C.O.S. DSDM FIG. 2-1.2 & DSDM SEC. 2-1.302

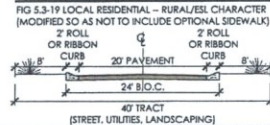
PROJECT TEAM

Discipline Company Contact Info.
 Developer Sonoran Peaks, LLC
 John Christensen
 480.443.2630
 jchristensen@andersonco.com
 Applicant Bery Riddell, LLC
 John Bery
 6750 E Camelback Rd. Ste. 100
 Scottsdale, AZ 85251
 480.385.2733
 mh@beryriddell.com
 Land Planner LVA Urban Design Studio/RV
 Alex Steedman
 120 South Ash Avenue
 Tempe, Arizona 85281
 480.994.0994
 alex@lva.com
 Civil Engineer SEG
 Ali Fakhri, P.E.
 8200 E. Camelback Dr. #101
 Scottsdale, AZ 85260
 480.558.7226
 ali@seg.com

VICINITY MAP



CROSS SECTION



land planning
 development entitlements
 landscape architecture
 120 south ash avenue
 tempe, arizona 85281
 480.994.0994

JOY RANCH & TONTO NATIONAL FOREST CONCEPTUAL SITE PLAN/SUBDIVISION PLAN

Exhibit A to
 Attachment 2

1776 DRAWN BY: DM 12/12/2018

16-ZN-2018
 12/13/18

Additional Information for:
Joy Ranch & Tonto National Forest
Case: 16-ZN-2018

PLANNING/DEVELOPMENT

1. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
2. DENSITY CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
3. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. a plan indicating the treatment of washes and wash crossings,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. major stormwater management systems,
 - e. alterations to natural watercourses (all watercourses with a 100 year flow of 250 cfs to 749 cfs), and
 - f. walls adjacent to NAOS tracts and corridors,
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. EASEMENTS DEDICATED BY PLAT. The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee,

sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

Zoning Project Narrative Joy Ranch Rd. & Tonto National Forest 384-PA-2018



Prepared by:
Berry Riddell, LLC
John V. Berry, Esq.
Michele Hammond, Principal Planner
6750 E. Camelback Road, Suite 100
Scottsdale, AZ 85251
1st Submittal: July 13, 2018
2nd Submittal: October 26th, 2018

ATTACHMENT 4

**16-ZN-2018
10/26/2018**

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This request is for the rezoning of an approximately 77.6+/- acre site located near the northeast corner of Joy Ranch Road and Boulder View Drive (the "Property"). The Property is currently zoned R1-190 Environmentally Sensitive Lands Overlay ("ESL"). The applicant is seeking R1-43 ESL zoning. Proposed is a gated single-family luxury residential community, with amended standards, featuring a total of 52 lots on 77.6+/- acres with an overall density of 0.67 dwelling units per acre. The site plan has been designed in an environmentally sensitive manner consistent with the Environmentally Sensitive Lands Ordinance ("ESLO") requirements that preserves on-site vegetation and natural resources and respects the existing terrain.

[illegible]

About the Developer

The Lyle Anderson Company is a Scottsdale based company known for developing luxury communities throughout the country for more than four decades. The Lyle Anderson Company has received numerous awards including from The Urban Land Institute, Golf Digest, the Robb Report and Estates West. Lyle Anderson, the Chairman of the Lyle Anderson Company, has a long-standing proven commitment to excellence that is exemplified by the Scottsdale communities he has built that continue to be sought after for luxury living, including Desert Highlands on 850 acres in the heart of Scottsdale, and Desert Mountain, an 8,000-acre master-planned community.

II. Surrounding Context

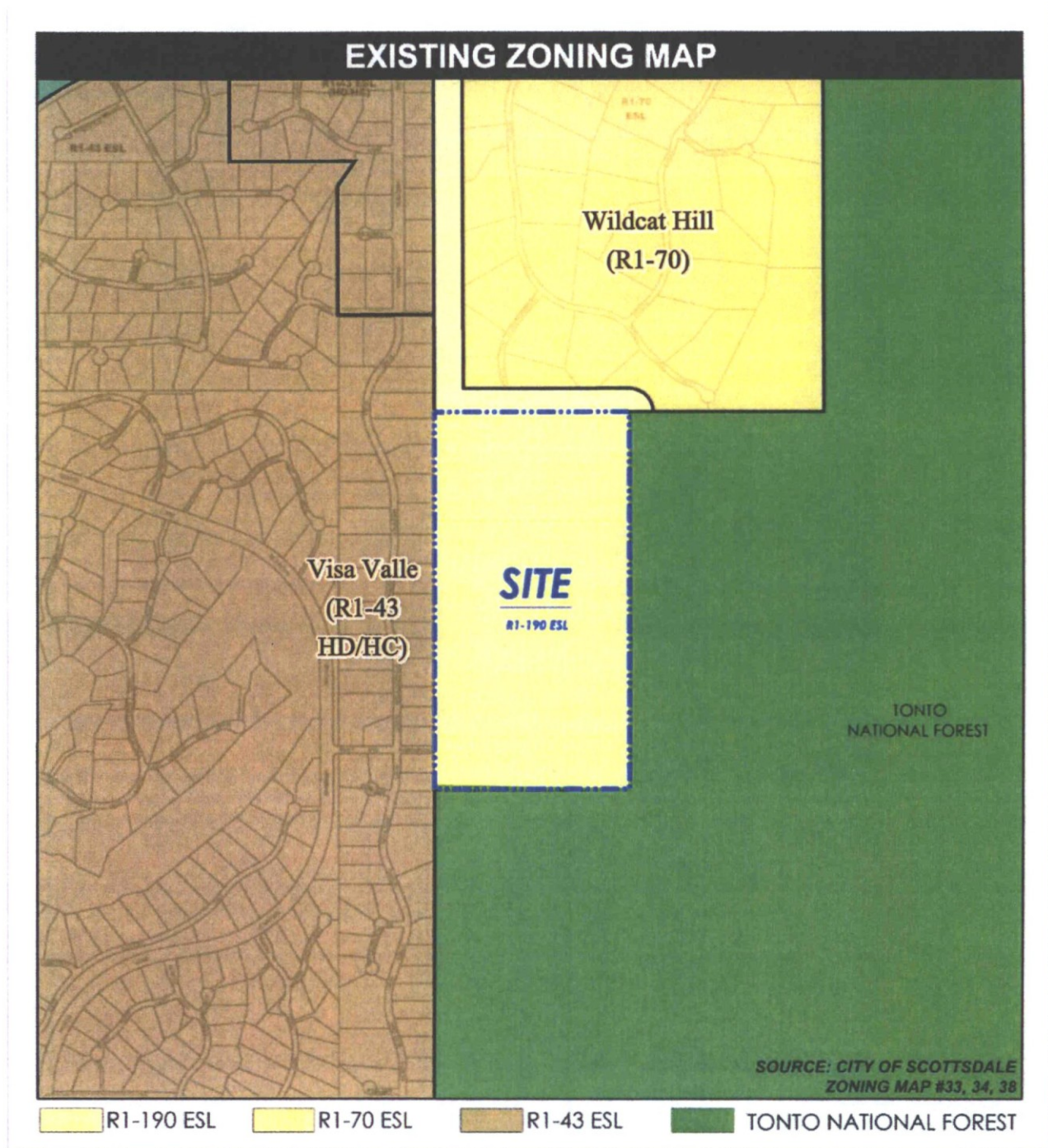
The Property is in an area of single-family residential developments with a range of zoning designations from R1-43 to the west, northwest, and southwest of the Property, to R1-70 and R1-190 to the north of the Property. The Tonto National Forest adjoins the south and east boundary of the Property. Adjacent developments include Highpoint (previously Wildcat Hill), Mirabel and Boulder Heights.

Property Context



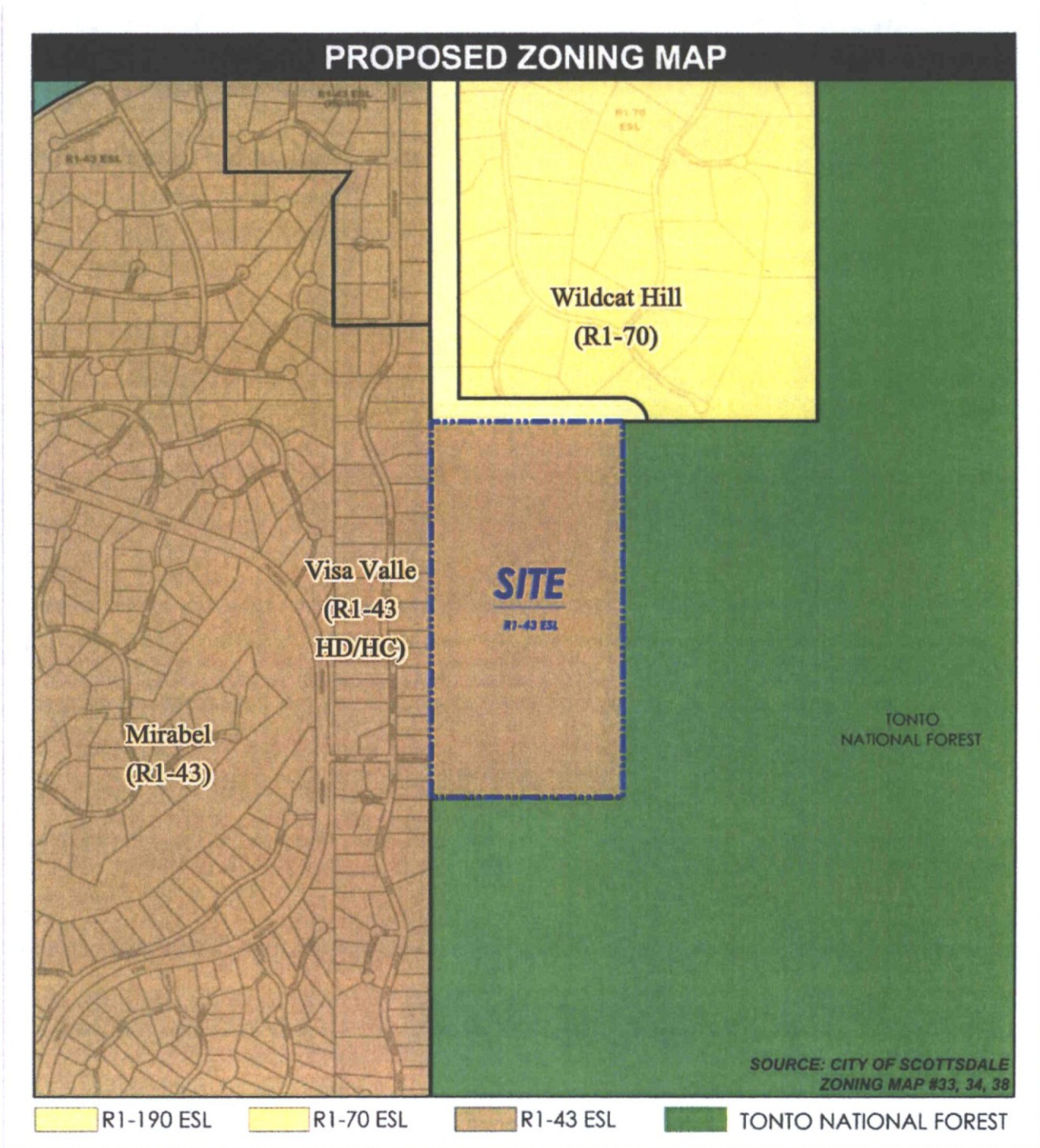
EXISTING ZONING

The property's existing zoning designation is R1-190 ESL.



PROPOSED ZONING

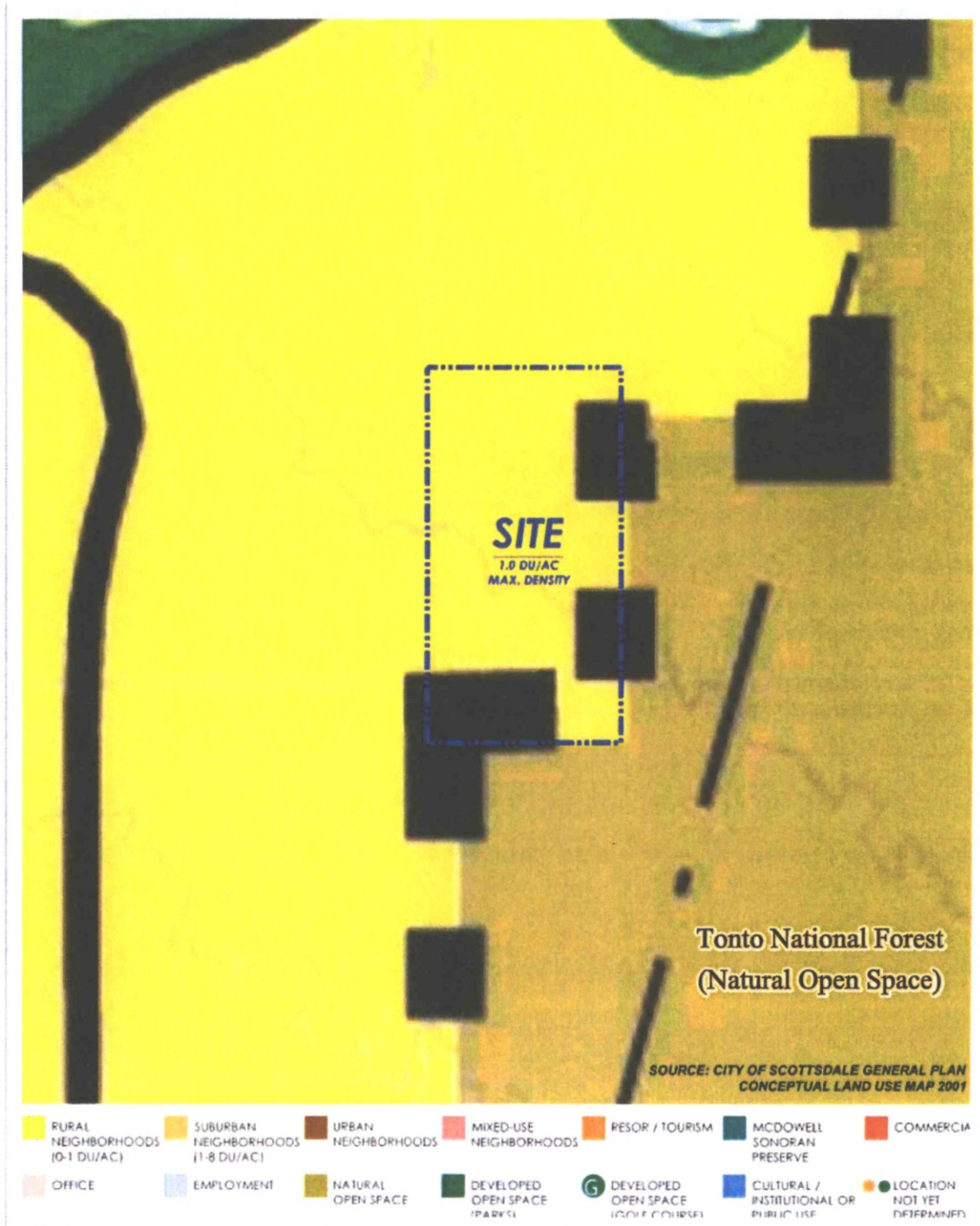
The applicant is seeking R1-43 ESL zoning, which complements the zoning and residential density of the existing residences immediately to the west, northwest, and southwest of the Property. The proposed large lot single family community averages approximately 52,500 square feet per lot. The property is bounded by R1-43 lots to the west, R1-70 lots to the north, and by the Tonto National forest to the west and south.



III. Conformance with General Plan Goals, Policies and Approaches

This request is in conformance with the 2001 Scottsdale General Plan. The General Plan shows the Property as being within the Rural Neighborhoods land use categories. The proposed development, at 0.67 dwelling units per acre, is well below the density anticipated in the General Plan (up to 1.0 dwelling units per acre).

Existing General Plan Land Use Category



The Guiding Principles of the General Plan

Six guiding principles (the “Guiding Principles”) should be used in measuring the appropriateness of a land use change to the General Plan. The Guiding Principles are as follows:

1. Value Scottsdale’s Unique Lifestyle & Character
2. Support Economic Vitality
3. Enhance Neighborhoods
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation

The General Plan contains 12 sections, referred to as “Elements”, which detail the City’s policies on: (1) character and design; (2) land use; (3) economic vitality; (4) community involvement; (5) housing; (6) neighborhoods; (7) open space and recreation; (8) preservation and environmental planning; (9) the cost of development; (10) growth areas, (11) public services and facilities; and (12) community mobility. These Elements also outline the City’s goals and approaches for integrating the Guiding Principles into the planning process, and determining whether such principles have been achieved within the context of general land use planning.

Following this section is a description of how this application and the proposed development of the Property satisfy the Guiding Principles found within the General Plan.



A. Guiding Principle: Value Scottsdale's Unique Lifestyle & Character

The Character and Lifestyle Guiding Principle contains two Elements: the Character and Design Element and the Land Use Element.

i. CHARACTER AND DESIGN ELEMENT

The Character and Design Element seeks to promote quality development and redevelopment that is sustainable and appropriate in striking a balance between natural desert settings, historically significant sites and structures and the surrounding area. This zoning request is consistent with the following goals and approaches contained within the Character and Design Element:

(2001 General Plan Page 43):

Goal 1: Determine the appropriateness of all development in terms of community goals surrounding area character and the specific context of the surrounding neighborhood.

Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community***
- Relationships to surrounding land forms, land uses, and transportation corridors.***
- Consistently high community quality expectations.***
- Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.***

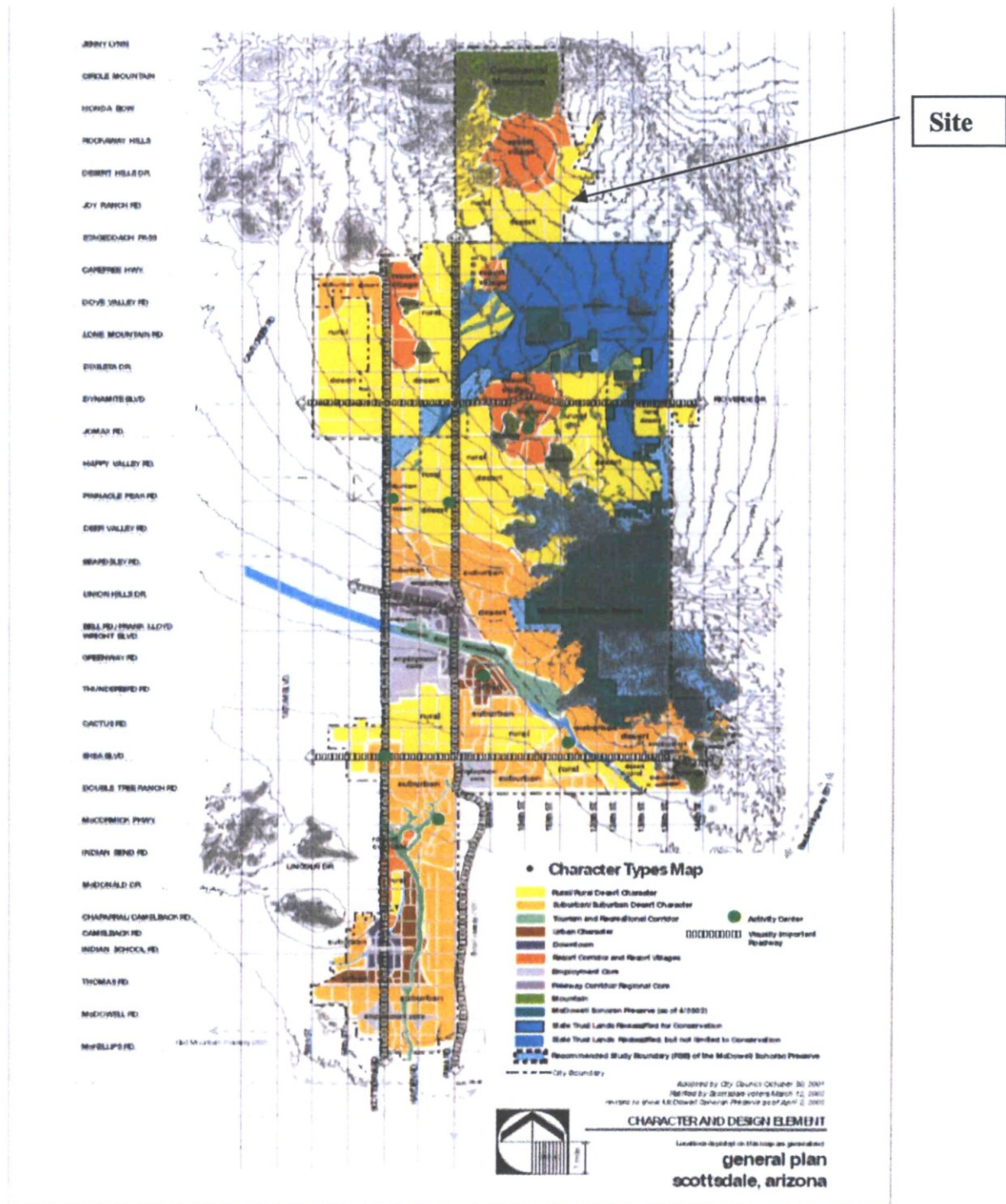
Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet 3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.

***Bullet 4: Ensure that all development is part of and contributes to the established or planned character of the area of a proposed location
(i.e., Rural Desert Character Type)***

Response: The Character Types Map of the General Plan designates the Property as a "Rural/Rural Desert" character type. The General Plan identifies the Rural Desert character type as containing relatively low-density residential neighborhoods including horse privileged neighborhoods and low-density resorts. These areas provide a rural lifestyle that includes preservation of the natural desert character while maintaining vista corridors and meaningful open space. The proposed large-lot residential community is a low-density residential neighborhood (0.67 dwelling units/acre). The General Plan character type description states that "desert vegetation is to be maintained in either common open space or on individual lots, with natural buffers on the perimeter of developments." The proposed development provides buffers along the perimeter of the Property and desert vegetation throughout, with Natural Area Open Space ("NAOS") provided that exceeds the amount required by the ESLO (by 15%)

Lot sizing, placement and orientation will be designed in a manner that respects the natural terrain and native plants. Additionally, the proposed development contributes to the rural desert character of its surroundings through its low-density design, abundant open space, and environmental sensitivity. In doing so, it enriches the lives of Scottsdale's citizens and promotes a safe, attractive, and context-compatible community. Low-level lighting in conformance with the city's 'Dark Skies' policy and low-scale building profiles nestled within an open space setting will minimize visual impacts to neighboring properties.



Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique Southwestern desert community.

Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in the design and development review process.

Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The site plan, building design, and internal roads envisioned for the Property will respect and enhance the unique climate, topography, vegetation and historical context of the local desert environment. By incorporating the Property's desert character into its design, the proposed development will increase the the City's economic and environmental quality of life.

The applicant's approach is in harmony with the built environment and densities of the surrounding communities. The following section demonstrates that this zoning request complies with Scottsdale's Sensitive Design Principles.

Scottsdale Sensitive Design Principles

The City has established a set of design principles, known as the Scottsdale Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

The Principles are based on the philosophy that "development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life."

Source: <http://www.scottsdaleaz.gov/planning/citywide-policies/sensitive-design/sensitive-design-principles>

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The proposed lot layout is respectful of the natural topography, small boulder clusters, and native vegetation. The Property contains 50+ cfs washes, which will be maintained in their current form to the extent possible. Building design will consider the distinctive qualities and character of the surrounding desert and development context and incorporate those qualities in its design. Building designs will achieve this in the following ways: desert responsive architecture, low-scale structures (no more than 24 feet above natural grade), earth-tone paint and indigenous

exterior accents in keeping with the ESLO and Scottsdale Sensitive Design Guidelines, shaded outdoor spaces, overhangs, recessed windows, building pads that integrate with the natural terrain, and the preservation of view corridors.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*

- *Scenic views of Sonoran Desert and mountains*
- *Archaeological and historical resources*

Response: Major vistas are of the Tonto National Forest, to the east and to the south. The goal will be to maintain the Tonto National Forest vista corridors, while preserving views of other natural features, such as small boulder clusters and revegetated areas to the extent possible. Preservation of the vista corridor will comply with ESLO guidelines.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The Property has relatively gentle terrain. There are several 50+ cfs washes on the Property that will be maintained in their current alignments, to the extent possible, by the proposed development. The site design and home placement will respond to the terrain of the site by blending with the natural shape and texture of the land. The site plan/lot layout will comply with ESLO.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*

Response: The developer proposes to set aside NAOS exceeding ESLO requirements. The development will preserve and restore natural habitats and ecological processes through preservation of native vegetation and the incorporation of desert-appropriate plant materials throughout the development. The open space (both active and passive) will protect and enhance the existing wildlife habitat found in this area.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Internal streets and their corresponding streetscapes will provide continuity through use of cohesive desert landscaping. Placement of residential lots and internal streets will complement the natural terrain.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: There is no transit service to the area on the Property, but walking and biking through this luxury residential community will be encouraged.

7. Development should show consideration for the pedestrians by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Response: Within the property, walking will be encouraged through provision of native vegetation such as Mesquite or Palo Verde trees that can shade pathways and streets. Landscaping already on the site will be restored and enhanced. There is also potential trail connectivity to the existing nearby trails within the Tonto National Forest.

8. Buildings should be designed with a logical hierarchy of masses:

Response: Homes will be designed with building massing and articulation that promote a logical hierarchy with respect to the surrounding context and scale and massing of the nearby homes, with a maximum building height of 24 feet.

9. The design of the built environment should respond to the desert environment:

Response: Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

Response: Design strategies and building techniques that minimize environmental impact, reduce energy consumption, and endure over time, will be utilized, including sustainable building materials and techniques, low-scale structures with overhangs, shaded outdoor spaces, indigenous exterior accents, recessed windows with low-e glass, low-flow plumbing fixtures and the integration of low-water use native vegetation.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Response: The character of the area will be enhanced through the careful selection of desert planting materials in terms of scale, density, and arrangement in conformance with the City's ESLO standards.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Response: The community will consist of predominately low-water use desert appropriate plant and hardscape material and preservation of native plant materials.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

Response: Lighting will be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy. The selected lighting standards will be low-scale in terms of height.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

Response: Community signage will be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Goal 3: Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

Bullet 3: Continue the process of identifying Scottsdale's historic, archeological, and cultural resources.

Bullet 10: Develop partnerships with groups such as the Scottsdale Historical Society, State Historic Preservation Office, and other local, regional, and national historic and archaeological boards and commissions in support of these goals.

Response: No historic, archaeological or cultural resources have been identified on the Property. The Property has been impacted by jeep trails and past clearings and intrusions.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial material landscaping that reinforce the character of the City.

Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

Bullet 2: Maintain the landscape materials and patterns within a character area.

Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

Bullet 4: Discourage plant materials that contribute to airborne pollen.

Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

Bullet 6: Encourage the retention of mature landscape plan materials.

Response: The proposed development promotes a rich desert landscape palette as part of the overall site plan design to enhance the surrounding character, minimize building mass, and

naturally integrate with adjacent properties. The applicant is committed to creating a uniquely designed environment that upholds superior architectural character and distinctive landscaping. The vision for the Property is a contemporary Sonoran Desert residential community that celebrates the unique natural attributes and beauty of the natural desert and the adjoining Tonto National Forest. With all landscape design initiatives, sustainable practices such as water conservation and the protection/relocation of mature plant material will be followed. Landscaping will be used to reduce the effects of heat and glare on buildings and pedestrian areas and enhance air quality. Plant materials that contribute towards airborne pollen will be strongly discouraged. Any significant mature landscape features will be retained, as feasible.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.

Bullet 3: Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.

Bullet 4: Discourage lighting that reduces viability of astronomical observation facilities within Arizona.

Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute towards public safety.

Response: Lighting will be compatible with the existing surrounding residential development and will be designed in manner to minimize glare and lighting intrusion into adjacent residential properties and promote “dark skies” in keeping with the City’s policies. Lighting will not impact astronomical observation facilities within Arizona. Unique lighting standards will be selected to coincide with the high-quality design of the overall project and will be low-scale in terms of height.

ii. LAND USE ELEMENT

The Land Use Element section of the Character and Lifestyle Guiding Principle embraces the concept that land uses should complement each other visually, aesthetically, socially, and economically, and should avoid conflicting, damaging or otherwise unwanted land uses from compromising the overall character of a site, a neighborhood, or the community. The Property is within the land use area designated “Rural Neighborhoods,” which anticipates overall residential density at a maximum of one unit per acre. Proposed density of this rural community is 0.67 units per acre. *See General Plan map on page 8.*

RURAL NEIGHBORHOODS: This category includes areas of relatively large-lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per one acre (or more) of land. Native desert vegetation dominates many areas and special care is required to preserve the area's open desert character and environmental features. Much of the terrain includes gentle to moderate slopes and rolling ground, intersected by several washes. Grading often requires extra care in areas with moderate slopes. Clustering is encouraged to preserve desert vegetation, washes, and natural features.

This zoning request is consistent with the following goals and approaches contained within the Land Use Element:

2001 General Plan Page 65

Goal 3: Encourage the transition of land uses from more intense, regional and citywide activity areas to less intense activity areas within local neighborhoods.

Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

Bullet 5: Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

Response: The location of the Property and the neighborhood-sensitive development goals proposed for this community create an appropriate transition with respect to development pattern, intensity and character. The internal roads for the proposed development will align with, and connect to, existing roads on contiguous parcels to the west, creating continuity of mobility networks.

The adjoining development to the west, and the non-adjoining developments to the northwest and southwest, of the Property are zoned R1-43. The adjoining development to the north includes a mix of R1-70 and R-190 zoning. See the "Existing Zoning" map on page 5. Accordingly, the proposed zoning of R1-43 is compatible with – and in many cases identical to – the surrounding land uses.

Through the use of environmentally conscious, low-density design and the placement of significant buffers between the Property and the Tonto National Forest, the proposed development maintains the natural integrity of, and thoughtfully integrates with, surrounding open space preserves. Additionally, by selecting a location that is contiguous to existing development, the proposed development mitigates the City's cost in providing necessary city services.

Goal 4: Maintain a balance of the land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

Response: The General Plan encourages a diversity of residential uses and supporting services that provide for the needs of the community and of the neighborhoods. Maintaining a citywide balance of land uses is an important planning goal that supports changes to meet the evolving needs of a neighborhood. The proposed residential community will provide an array of context-sensitive

housing options for the residents of North Scottsdale in a unique desert setting while providing abundant open space and preserving view corridors.

Goal 5: Developed land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Response: The rich mix of lifestyles that makes each community unique is a core Scottsdale value. The proposed development plan provides an environmentally sensitive residential opportunity for residents of Scottsdale who choose to purchase a home in this development.

Goal 6: Promote land use patterns that conserve resources, such as land, clean air, water, and energy, and serve all people, within the community.

Bullet 1: Support the essential cycles of life support functions of our ecosystem through land use and development activities.

Bullet 3: Protect and restore essential ecosystem services that maintain water quality, reduce flooding, and enhance sustainable resource development.

Bullet 5: Concentrate future development in “growth areas” and other centers of activity, thereby discouraging sprawl, conserving energy, and promoting community identity.

Response: Lyle Anderson proposes to use environmentally sensitive and sustainable building and design practices in order to conserve resources, such as land and energy. In addition, the revegetation process will be conducted in a way that attempts to use water as efficiently as possible. Where possible, development will endeavor to reduce flooding, which will in turn reduce costs for home owners in the area. The proposed development adjoins several other developments, which discourages sprawl and further facilitates the conservation of precious resources, while promoting the broader community identity.

Goal 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.

Bullet 1: Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.

Bullet 2: Incorporate appropriate land use transitions to help integration into surrounding neighborhoods.

Bullet 5: Incorporate open space, mobility, and drainage networks while protecting the area’s character and natural systems.

Response: As with all of Lyle Anderson's developments, the site plan for the Property has been designed with careful consideration given to the natural terrain/washes, small boulder clusters, native vegetation and view corridors as well as to the existing built environment of single family residential to the north, northwest, west, and southwest. While it is not possible to preserve all natural features on the site, care has been taken to avoid boulders and vegetation where possible. The integrity of natural systems maintained, as discussed throughout the Character and Design Element section. Additionally, land use transitions will be provided, as discussed in Goal 3 of this Land Use Element section. The home sites have been masterfully integrated with the terrain to take advantage of views and to protect significant natural features.

Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

Response: The proposed development is consistent with the surrounding uses and character. The developer will continue to work closely with the adjacent communities to earn their support and address any potential requests or concerns.

B. Guiding Principle: Support Economic Vitality

i. ECONOMIC VITALITY ELEMENT

The Economic Vitality Guiding Principle is intended to secure Scottsdale's future as a desirable place to live, work and visit based on the foundation of a dynamic, diversified and growing economic base that complements the community.

While highlighted in other Elements of the General Plan (such as the Housing and Neighborhoods Elements), the Economic Vitality Element recognizes that variety and quality of housing is crucial to the stability of the local economy. Discussion specific to the importance of housing and neighborhoods as it relates to the overall sustainability of Scottsdale's community is summarized in the following section.

Response: Lyle Anderson is known for building high-quality, luxury communities that are economically sustainable and aesthetically designed to blend with their environments. Through the employment opportunities created during the construction phase, the increase in transaction volume from the purchase and sale of homes, and the expansion of available housing options for North Scottsdale residents, the proposed development will expand Scottsdale's economic base and support its continued economic vitality.

C. Guiding Principle: Enhance Neighborhoods

i. COMMUNITY INVOLVEMENT ELEMENT

Public participation is a key component to the successful planning of new development within a community. Citizens and business owners are an important part of the public process, which is why Scottsdale requires a thorough outreach effort for any new development. The development team began outreach efforts earlier this year and a community meeting was held on June 6, 2018. Outreach efforts and dialogue with the community will continue throughout the public process. Significant changes have been made to the site plan in response to neighborhood feedback.

2001 General Plan Page 90

Goal 1: Seek early and ongoing involvement in project/policy-making discussions.

Bullet 1: Maximize opportunities for early notification of proposed projects, or project/issues under consideration using signs, information display boards, web postings, written correspondence, and other methods, as they become available.

Response: As mentioned above, outreach began early and will continue throughout the entitlement process with the City. The site was posted with an “Early Notification of Project Under Consideration” sign and a mailing was sent on May 25, 2018 to provide neighbors and any other interested parties adequate notice of the request for development of the Property along with contact information to address any questions about the proposed development. A neighborhood open house was held on June 6, 2018. A complete Citizen Outreach Report is provided with the application.

ii. HOUSING ELEMENT

Scottsdale has historically been a community that embraces a variety of housing opportunities to enhance the character, diversity, and vitality of the City, as well as respect and conserve the Sonoran Desert. The General Plan states “Our vision is to incrementally, but steadfastly expand housing opportunities for current and future citizens.” Scottsdale encourages housing options that provide a wide range of opportunities for people living, working, and retiring in the community.

This zoning request is consistent with the following goals and approaches contained within the Housing Element:

2001 General Plan Page 98

Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

Bullet 1: Maintain Scottsdale’s quality-driven development review standards for new housing development.

Response: The proposed residences will be upscale, luxury single-family for-sale homes. This development will uphold North Scottsdale's quality standards and complement the existing upscale lifestyle and character. Architectural themes and design elements are in the early conceptual stage, but will include desert contemporary architecture and an emphasis on Southwest living with the implementation of context appropriate building elements, earth-tone palettes, indigenous materials, recessed windows, and desert shade trees. As discussed in the Character and Design section above, design elements will be consistent with the Scottsdale Sensitive Design Principles.

iii. NEIGHBORHOOD ELEMENT

The Neighborhood Element of the General Plan focuses on Scottsdale's vision to preserve, reinforce, and where appropriate, revitalize the characteristics and stability of neighborhoods. This is accomplished by making sure that neighborhoods are in harmony with their existing character and defining features. Particular attention is paid to the unique character and special qualities of each individual neighborhood within the City.

The Neighborhood Element of the General Plan identifies several policies intended to ensure that Scottsdale is a desirable place to live, work and visit, including the preservation of our neighborhoods' long-term attractiveness and economic integrity.

This zoning request is consistent with the following goals and approaches contained within the Neighborhood Element:

2001 General Plan Page 105

Goal 1: Enhance and protect diverse neighborhoods so they are safe and well maintained.

Response: The proposed residential community will provide a safe and well-maintained environment for residents. A property owners association will be put in place to ensure long-term preservation of community quality and character, while preserving the Property's abundant open space and view corridors and promoting high desert living.

Goal 5: Promote and encourage context-appropriate new development in established areas of the community.

Bullet 1: Encourage new development efforts toward existing developed areas in Scottsdale.

Response: The Property connects to several existing developments and blends aesthetically with the existing housing and natural desert features throughout the area. Accordingly, the proposed development creates an opportunity to promote and encourage context-appropriate new development in established areas of the community.

D. Guiding Principle: Preserve Meaningful Open Space

i. OPEN SPACE AND RECREATION ELEMENT

It has long been a priority of the City to conserve significant natural areas and open spaces for both recreational and preservation purposes.

The Open Space and Recreation Guiding Principle found within the General Plan specifically addresses the significance of the scenic corridors, natural and urban open spaces and recreational opportunities. A well-managed system that provides active and passive open space/recreational opportunities is considered an indispensable community feature, one that should be available to all ages on a year-round basis in the City of Scottsdale. Maintaining connected open space corridors, such as vista corridors, through the site provides continuous visual linkages within and between local neighborhoods, thereby reinforcing the regional open space network.

This zoning request is consistent with the following goals and approaches contained within the Open Space and Recreation Element:

General Plan Page 113

Goal 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open space.

Bullet 1: Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access and preservation.

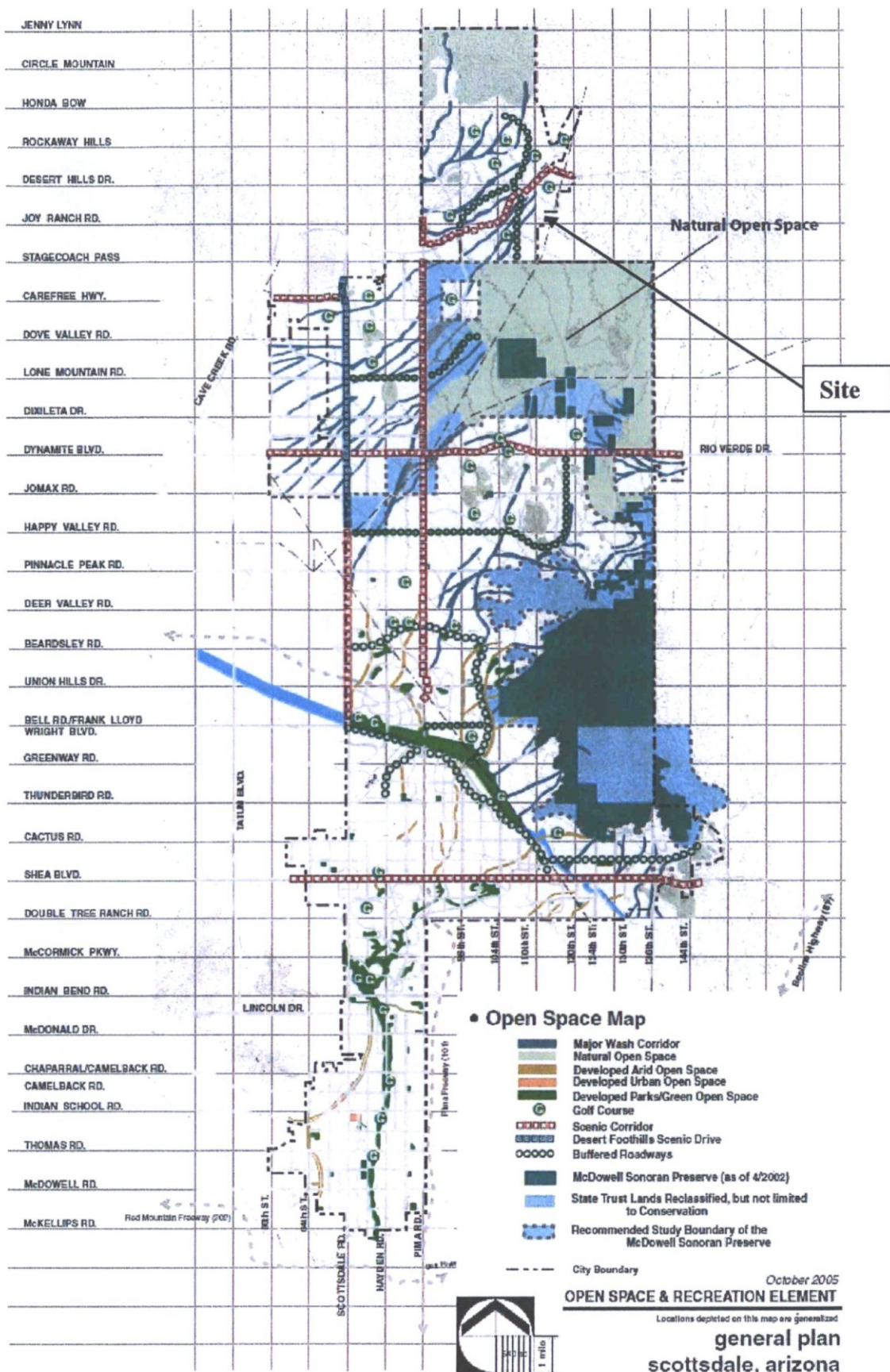
Bullet 2: Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

Bullet 15: Preserve scenic views and vistas of mountains, natural features, and rural landmarks.

Bullet 16: Protect and use existing native plants, the design themes of character areas within which they are sited, and respond to local conditions in landscape designs.

Response: The proposed development provides opportunities for passive and active outdoor recreational activities through the preservation of NAOS. Setbacks on all four sides of the Property will match, or exceed, the setbacks of adjacent properties and of the provided buffers.

will be preserved as open space and integrated into the residential community. In total, the proposed development provides 15% more open space than is required by the ESLO. This large amount of open space will have the additional benefit of preserving scenic views and mountain vistas in the area. Additionally, as with the building envelopes, local conditions (drainage, terrain and vegetation) will be respected and have been factored into the overall site design.



II. PRESERVATION AND ENVIRONMENTAL PLANNING ELEMENT

The preservation of our community relies on a built environment that is sustainable and in harmony with the natural environment. There are several ways to accomplish this goal which include, but are not limited to, minimizing congestion and pollution, encouraging green building standards and environmentally sensitive design philosophies, and maintaining meaningful, connective open space. The underlying theme is to foster a close and supportive relationship among natural resources, environmental quality and the economy of the area.

This zoning request is consistent with the following goals and approaches contained within the Preservation and Environmental Planning Element:

General Plan Page 132

Goal 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

Bullet 4: Encourage developments to retain and integrate the desert ecosystem where appropriate.

Bullet 6: Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.

Bullet 8: Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

Response: The Property, in the high desert of north Scottsdale, has relatively gentle terrain, featuring native vegetation, small boulder clusters, and 50+ cfs washes. Washes will be maintained in their current alignment and, to the extent possible, native vegetation will be left undisturbed. The site design and building envelope placement will respond to the terrain and environmental features of the site, and the developer will seek to employ environmentally sustainable building practices. The proposed home sites are respectful of the terrain, boulders and vegetation and building design will consider the distinctive qualities and character of the surrounding context and incorporate those qualities in its design.

Goal 4: Reduce energy consumption and promote energy conservation.

Response: Lyle Anderson intends to promote environmentally sustainable building techniques and materials, provide both natural and man-made/architectural shading, and promote opportunities for energy efficiency.

Goal 9: Protect and conserve native plants as a significant natural and visual resource.

Bullet 1: Enhance, restore and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

Bullet 2: Retain and preserve native plants to retain a Sonoran desert character.

Goal 10: *Encourage environmentally sound “green building” alternatives that support sustainable desert living.*

Bullet 3: *Protect and enhance the natural elements of all development sites.*

Bullet 5: *Use low impact building materials.*

Response: The development proposal promotes a rich desert landscape palette and preservation of existing native vegetation, washes and small boulder clusters to the extent possible as part of the overall site plan design to enhance the surrounding character, minimize building mass, and integrate with adjacent properties. Lyle Anderson is committed to creating a uniquely designed environment that has superior architecture as well as distinctive landscaping. The vision for the Property is a Southwestern residential community in a desert setting that celebrates the unique character and quality of the natural Sonoran Desert. With all landscape design initiatives, sustainable practices such as water conservation and the protection/relocation of mature plant material will be followed.

Design strategies and building techniques, which reduce energy consumption and endure over time, will be utilized where feasible.

Homes will embrace the desert setting through the use of Sonoran Desert-inspired building materials and desert contemporary architectural detailing with ample outdoor/patio spaces. Features such as shade structures, deep roof overhangs and recessed windows will be incorporated, consistent with Scottsdale Sensitive Design Principles.

E. Guiding Principle: Seek Sustainability

The issue of sustainability is addressed within three Elements of the General Plan, including: (1) the Cost of Development Element; (2) the Growth Areas Element; and (3) the Public Services and Facilities Element. The discussion of “sustainability” in these Elements of the General Plan focuses on the effective management of Scottsdale’s finite and renewable environmental, economic, social, and technological resources to ensure that they are sufficient to serve future needs.

The City has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities. Through the zoning and development review process the City can evaluate appropriate dedications, development fees and the provision of infrastructure.

Response: The developer will incur any reasonable costs and fees associated with infrastructure requirements.

F. Guiding Principle: Enhance Transportation

i. COMMUNITY MOBILITY ELEMENT

This section of the General Plan addresses mobility choices to provide alternatives to the automobile and to increase accessibility, improve air quality, enrich the community and its neighborhoods, and contribute to the community's quality of life. In general, the Community Mobility Element relates to protecting the function and form of regional air and land corridors, protecting the physical integrity of regional networks to reduce the number, length and frequency of automobile trips. Additionally, this section of the General Plan seeks to prioritize regional connections to safely and efficiently move people and goods beyond City boundaries, to relieve traffic congestion, to optimize mobility, maintain Scottsdale's aesthetics, emphasize live, work and play opportunities, and to protect neighborhoods from the negative impact of regional and Citywide networks. Finally, the General Plan recognizes that there is diversity throughout neighborhoods and that each neighborhood may, in fact, have different mobility needs.

This zoning request is consistent with the following goals and approaches contained within the Community Mobility Element:

Goal 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

Response: Streets and internal streetscapes of the Property will be designed to reflect Scottsdale's high aesthetic values. They create a first impression of the Property and must reflect the quality and care that are the hallmark of Lyle Anderson's development ethos.

IV. Environmentally Sensitive Lands Ordinance

Sec. 6.1011. - Purpose.

The purpose of the ESL District is to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands. Specifically, the ESL District is intended to:

- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.***
- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.***
- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.***

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.**
- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.**

Response: The ESLO was established “to identify and protect environmentally sensitive lands in the city and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.” The proposed development upholds the ESLO in the following ways:

- Preservation of NAOS in excess of what is required by the ESLO.
- Sensitive placement of internal roadways and other improvements to complement the natural landscape.
- Preservation of undisturbed native vegetation and revegetation of areas with ESLO desert plantings where disturbed by construction.
- Protection and preservation of washes, topographical features, small boulder clusters and vista corridors where possible.
- Protection of wildlife habitats through preservation of natural washes and connective NAOS.
- Utilization of desert appropriate architecture and materials through the integration of deep overhangs, recessed windows, indigenous building materials, and context appropriate color palette.

Sec. 6.1070 – Design Standards.

G. Site and Structure Development Design Standards.

1. Within the ESL:

- a. Mirrored surfaces or any treatments which change ordinary glass into a mirrored surface are prohibited.**

Response: Mirrored surfaces and exterior building treatments that have a mirrored reflective surface will be prohibited.

- b. Reflective building and roofing materials (other than windows) including materials with high gloss finishes and bright, untarnished copper, aluminum, galvanized steel or other metallic surfaces, shall be textured or have a matte or non-reflective surface treatment to reduce the reflection of sunlight onto other property.**

Response: Reflective building materials and roofing materials shall have a matte or non-reflective finish to reduce the reflection of sunlight.

- c. Materials used for exterior surfaces of all structures shall blend in color, hue, and tone with the surrounding natural desert setting to avoid high contrast.**

Response: Materials used for exterior surfaces will blend in color, hue and tone with the surrounding natural desert setting in keeping with the ESLO.

- d. Surface materials of walls, retaining walls or fences shall be similar to and compatible with those of the adjacent main buildings.*

Response: Surface materials of walls, retaining walls and fences shall be similar and compatible with those of the adjacent single-family homes.

- e. Development design and construction techniques should blend scale, form and visual character into the natural landform and minimize exposed scars.*

Response: Development design and construction techniques will blend in terms of scale, form and visual character to the natural surrounding landform.

- f. Exterior lighting should be low scale and directed downward, recessed or shielded so that the light source is not visible from residential development in the area or from a public viewpoint.*

Response: Exterior lighting will be low-scale and directed downward in conformance with the City's dark sky policies. Recessed and shielded light standards will be utilized throughout so that the light source and glare is not visible from surrounding properties.

- g. No paint colors shall be used within any landform that has a LRV greater than thirty-five (35) percent.*

Response: Exterior paint colors will conform the maximum 35% LRV standard.

- h. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.*

Response: Exterior paint colors and materials will not exceed the value and chroma of 6 per the Munsell Book of Color.

- i. Plant materials that are not indigenous to the ESL area shall be limited to enclosed yard areas and non-indigenous plants that have the potential of exceeding twenty (20) feet in height are prohibited. A list of indigenous plants is available from the City. Outdoor community recreation facilities, including parks and golf courses shall be allowed turf as specified in Section 6.1070.G.1.j.*

Response: Plant materials that are not indigenous to the areas will be limited to enclosed yard areas and limited to no more than 20 feet in height. The developer will reference the list of indigenous plant available at the City.

- j. Turf shall be limited to enclosed areas not visible offsite from lower elevation. Outdoor recreation facilities, including parks and golf courses, shall be exempt from this standard.*

Response: Turf areas shall be limited to enclosed areas not visible to offsite properties.

- k. All equipment appurtenant to underground facilities, such as surface mounted utility transformers, pull boxes, pedestal cabinets, service terminals or other similar on-the-ground facilities, shall have an exterior treatment that has a LRV of less than thirty-five (35) percent or otherwise screened from view from the adjoining properties.*

Response: All mechanical equipment shall have an exterior treatment that complies with the maximum 35% LRV standard.

- l. It is the intent of this Ordinance to leave washes in place and in natural conditions where practical. When necessary, modifications to natural watercourses and all walls and fences crossing natural watercourses shall be designed in accordance with the standards and policies specified in Chapter 37 (Floodplain and Stormwater Regulation) of the Scottsdale Revised Code, and the Design Standards & Policies Manual. Requests to modify, redirect, or divert watercourses of fifty (50) cfs or greater flow in a one hundred-year event shall include the following:*
 - i. Justification for the request.*
 - ii. Plans showing:*
 - (1) That the application will result in an equal or enhanced quality of open space.*
 - (2) That any proposed wash modification will include restoration of the watercourse with vegetation of the same type and density removed for the modifications.*
 - (3) If a wash is being redirected or modified that it enters and exits the site at the historic locations, and that the result will not impact drainage considerations for adjacent properties.*
 - (4) If a wash is being diverted into a structural solution (e.g. underground pipe), that the change will not impact the drainage conditions on adjacent properties and will not reduce the integrity of any upstream or downstream corridor as meaningful open space.*

An application for the modification of a wash mentioned above, may be granted by the Zoning Administrator subject to approval of the design solution for the drainage facilities and subject to the finding that the purpose of this overlay district (Section 6.1011.) has been achieved. However, in no event shall the provisions of this section require greater area of NAOS dedication than currently required by Section 6.1060.A., B. and C. of this Ordinance.

Response: There are 50+ cfs washes located on the Property which will remain undisturbed in the development of the Property to the extent possible.

ESL Amended Development Standards*

	Existing R1-190	R1-43	R1-43 with Amended Development Standards
Min. Lot Area:	190,00	43,000	32,250
Min. Lot Width:	300	150	113
Min. Front Setback:	60	40	30
Min. Side Setback:	30	20	15
Min. Rear Setback:	60	35	26

*The amended development standards shall not apply to the perimeter setbacks, which shall confirm to Sec.6.1083.E.6 and state "setbacks on the perimeter of a subdivision shall be equal to or greater than the setbacks of the underlying zoning on the adjacent parcels".

V. Native Plant Ordinance

Sec. 7.500. - Native Plant

Purpose. These regulations are intended to establish procedures that insure the preservation of indigenous plant materials as specified below. These specified materials are found to enhance the City's physical and aesthetic character, contribute to the preservation of the fragile desert environment by preventing erosion and providing wildlife habitat, increase valuation of real property, and provide scenic opportunities unique to this region. Preservation of these specified plant materials is found to be a part of the General Plan and is found to be in the furtherance of the public health, safety and welfare.

Sec. 7.503. - Criteria.

Protected native plants shall not be destroyed, mutilated, or removed from the premises, or relocated on the premises except in accordance with an approved native plant program required in conjunction with the issuance of a native plant permit. No native plant program shall be approved until it has been demonstrated that the following criteria have been met:

- (1) The density/intensity of development for the approved land use shall be an important element in the determination of the base requirements for plant retention and salvage. The proposed relocation program shall provide reasonable plant salvage, protection, and storage and shall insure consistency with existing neighborhood character.***

Response: Native plant protection and salvage was given special consideration as part of the site planning process for the proposed residential community. Lyle Anderson Company has a high regard for the natural environment and the preservation of native plants. The development of this property will meet this criterion in all respects.

- (2) *The site plan shall be designed to protect and incorporate significant on-site natural amenities (i.e. aesthetic, unique, historic, etc.) and minimize the number of salvageable plants which need to be removed to allow reasonable construction on the site. These relationships shall promote and enhance the character of the native environment rather than contrast or domesticate it.*

Response: The site plan has been designed to protect and incorporate significant natural amenities and minimize the relocation of native plants to the extent possible. The relationship of the built environment to the natural environment will be embraced and celebrated.

- (3) *A vegetation inventory and analysis shall provide a clear, comprehensive overview and listing of plant materials, their condition and physical relationships on-site so as to aid the site planning and determination of plant salvageability.*

Response: A native plant plan will be provided consistent with the City's requirements.

- (5) *A conceptual analysis and design of the site revegetation and/or landscaping shall insure that the character of the project be consistent with the natural density, distribution, and maturity of vegetation on adjacent properties.*

Response: The site revegetation and new landscape palette will maintain the desert character of the area and complement the density, distribution and maturity of vegetation on adjacent properties to create a seamless transition to neighboring developments.

- (6) *The native plant program shall include a relocation program for excess salvageable plants.*

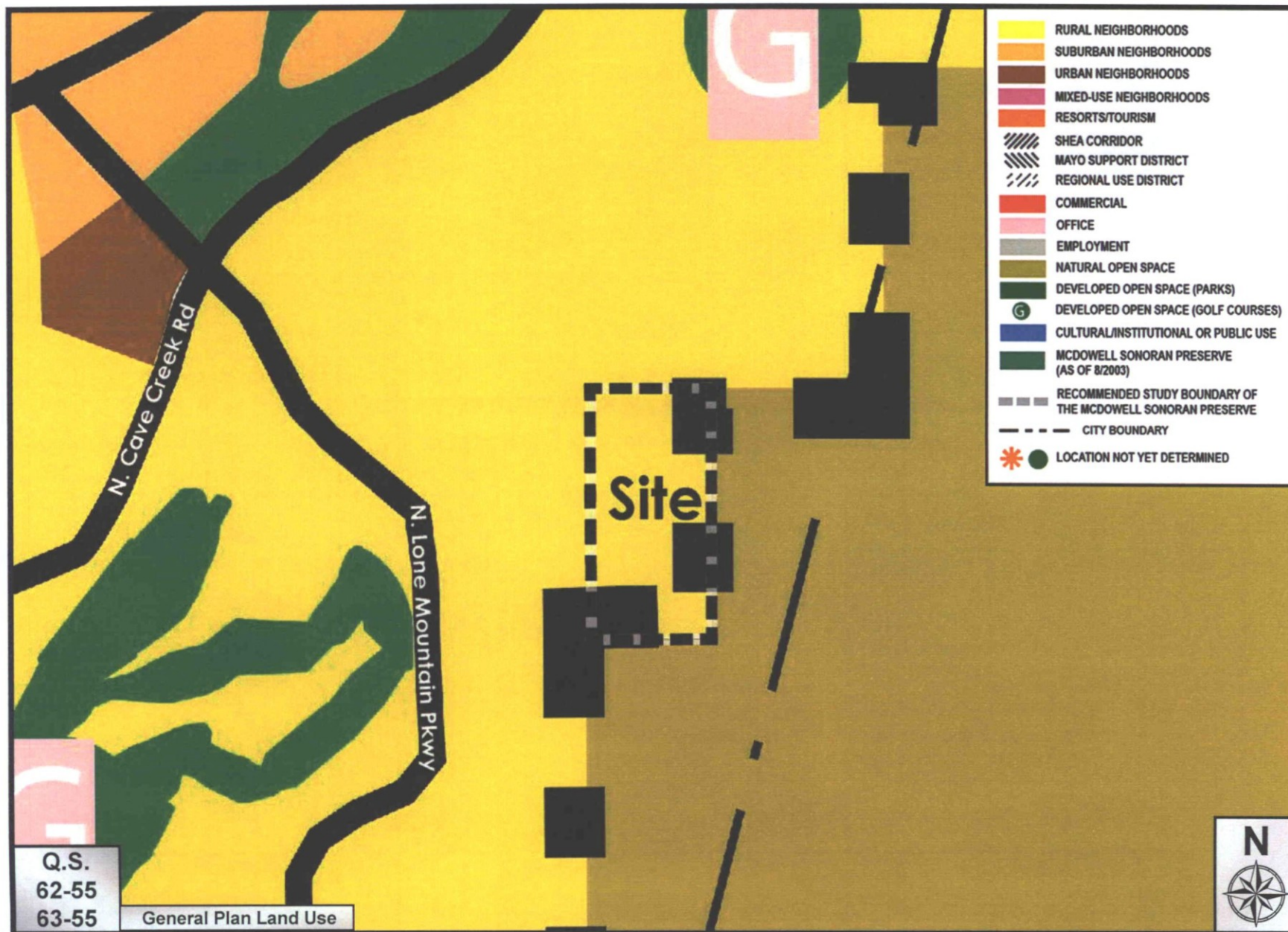
Response: A relocation program for excess salvageable plants will be provided if deemed necessary.

VI. Conclusion

This zoning request will result in numerous benefits to the community, which are summarized below:

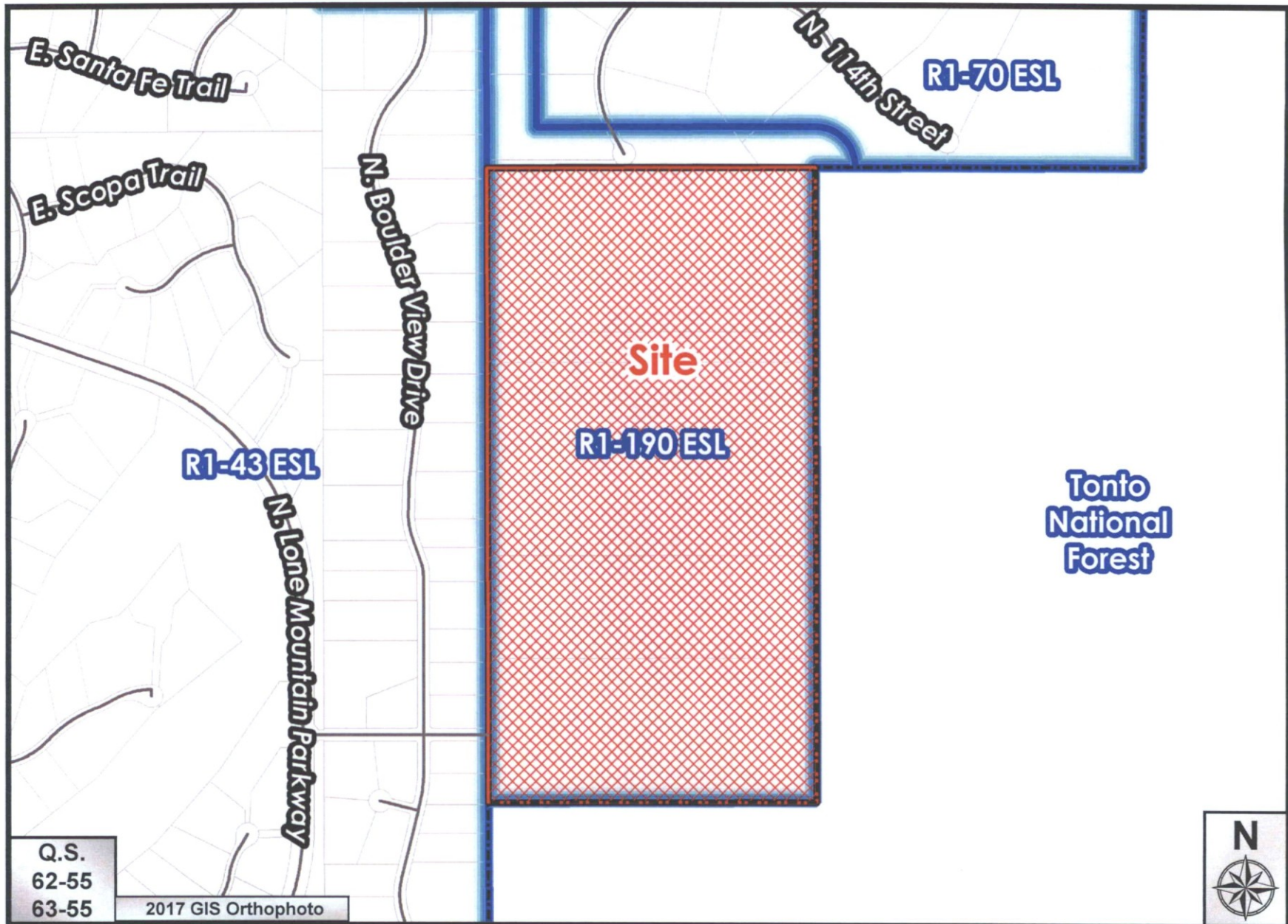
- A luxury residential community developed by Lyle Anderson Company, a recognized leader in building high-quality lifestyle communities.
- Single family for-sale luxury homes that reflect the character and uses in the surrounding residential communities.
- Conforms to the General Plan Rural Neighborhoods land use designation.
- Density of 0.67 units/acre, well below the 1.0 du/ac permitted in the Rural Neighborhoods General Plan category.
- Utilizes Scottsdale Sensitive Design Principles.
- Homes will embrace their desert setting through the use of Sonoran Desert inspired building materials, desert responsive architecture and native vegetation.
- Meets or exceeds ESLO requirements.

- Provides more NAOS than required in ESLO, integrated throughout the site. Approximately 39% of the Property is preserved as NAOS. Significant portions of NAOS will be provided in tracts.
- Preservation of Property's most sensitive natural features including wash corridors, high slope areas and areas with concentrated vegetation.



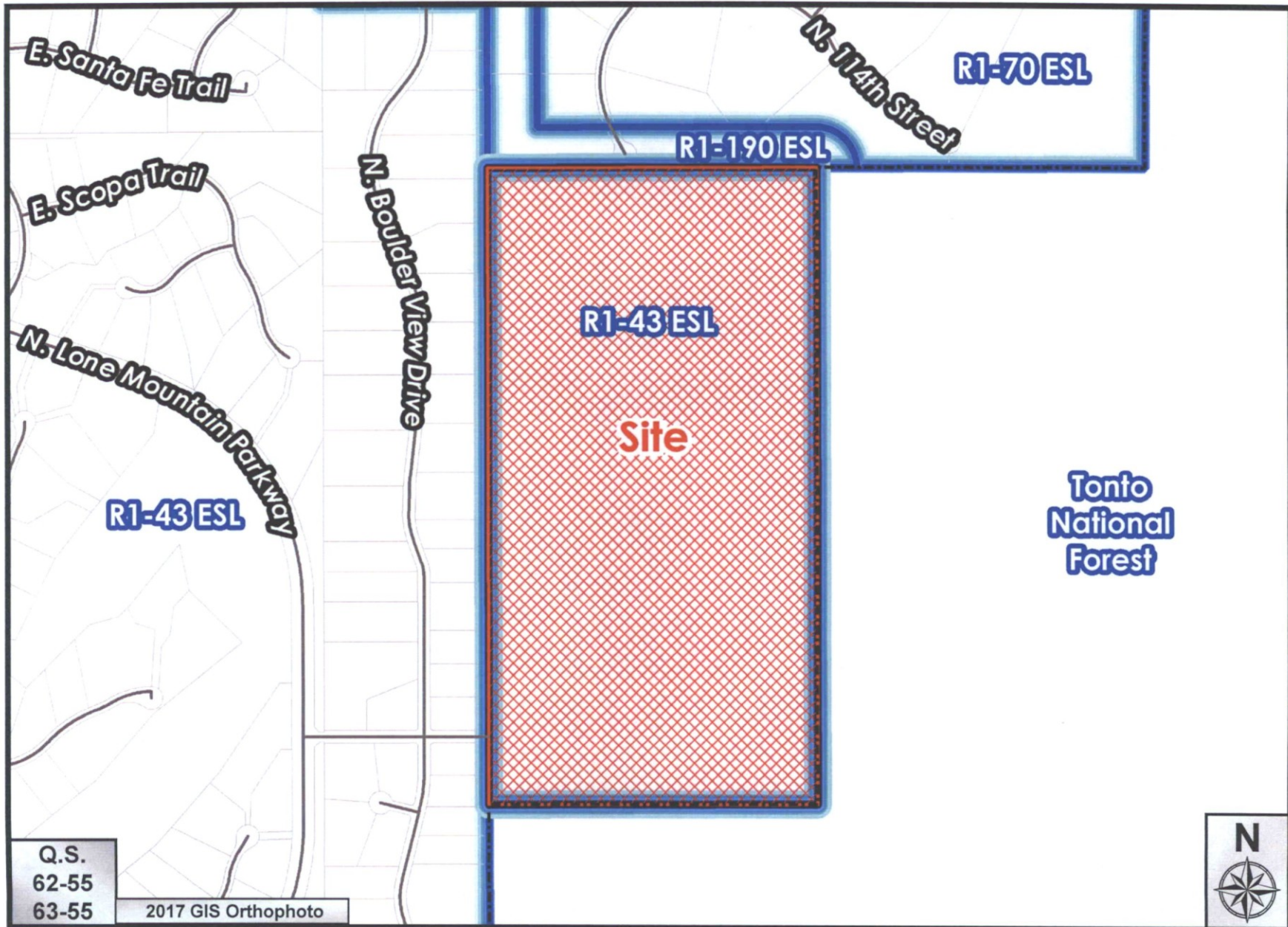
Joy Ranch & Tonto National Forest

16-ZN-2018



Joy Ranch & Tonto National Forest

16-ZN-2018



Joy Ranch & Tonto National Forest

16-ZN-2018

1. Introduction and Summary

1.1. Purpose of Report and Study Objectives

J2 Engineering and Environmental Design was retained by Sonoran Peaks LLC to complete a Traffic Impact and Mitigation Analysis for the proposed Joy Ranch & Tonto National Forest residential development, located east of Boulder View Drive at Joy Ranch Road, in Scottsdale, Arizona. The proposed development is bound by single-family homes to the west, and vacant land surrounding the site to the north, south, and east. The surrounding area to the east is part of the Tonto National Forest. See **Figure 1** for a vicinity map.

The proposed residential proposed is anticipated to contain 52 single family dwelling units. There is one (1) proposed access at the Joy Ranch Road alignment.

The objective of this Traffic Impact and Mitigation Analysis is to analyze the traffic related impacts of the proposed development to the adjacent roadway network.

1.2. Executive Summary

This report presents the analyses and the results of a traffic study prepared for the proposed Joy Ranch & Tonto National Forest residential development that will be located east of Boulder View Drive at Joy Ranch Road. It will be comprised of 52 single family dwelling units.

This Traffic Impact and Mitigation Analysis includes:

- Level of service analysis of existing conditions for the weekday AM and PM peak hours
- Trip Generation for the proposed development
- Trip Generation comparison to the existing zoning
- Level of service analysis for the opening year (2021) weekday AM and PM peak hours
 - 2021 No Build
 - 2021 Build

The following are the two (2) intersections included in this study:

- Lone Mountain Parkway and Joy Ranch Road (1)
- Boulder View Drive and Joy Ranch Road (2)

Existing Capacity Analysis

The AM and PM peak hour existing conditions capacity analysis were completed for the two (2) existing study intersections. All movements for the two (2) study intersections currently operate at a Level of Service (LOS) A.

Trip Generation

The proposed development is anticipated to generate, 570 weekday trips, with 42 trips occurring during the AM peak hour and 55 trips occurring during the PM peak hour.

Trip Generation Comparison

A comparison between the trips generated by the build out under the existing zoning with 16 single-family detached homes versus the proposed residential development was calculated.

Trip Generation Comparison (Existing Zoning vs. Proposed)

Land Use	ITE Code	Qty	Units	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
Single-Family Detached Housing	210	16	Dwelling Units	193	17	4	13	18	11	7
Single-Family Detached Housing	210	52	Dwelling Units	570	42	11	31	55	35	20
Difference				377	25	7	18	37	24	13

The proposed Joy Ranch & Tonto National Forest residential development is anticipated to generate 377 more weekday daily trips, 25 more trips during the AM peak hour, and 37 more trips during the PM peak hour.

Future Conditions

Year 2021 (opening year) analyses were completed without the build out, as well as with the build out of the proposed development. An annual growth rate of 2.1% was applied to the existing traffic volumes to create the future background traffic volumes for year 2021.

Year 2021

Capacity analyses were completed for both the AM and PM peak hours for year 2021, without the build out of the proposed Joy Ranch & Tonto National Forest residential development, as well as with the build out. All movements for the two (2) study intersections operate at a LOS A, without and with the build out of the proposed development.

Pima Road and Stagecoach Pass Road

The City of Scottsdale Transportation is considering modifying the geometrics at the intersection of Pima Road and Stagecoach Pass Road to be a roundabout. The anticipated 2021 traffic volumes for the intersection of Pima Road and Stagecoach Pass Road were calculated with the build out of the proposed Joy Ranch & Tonto National Forest development. Based upon the National Cooperative Highway Research Program (NCHRP) Report 672 entitled *Roundabouts: An Informational Guide*, and the year 2021 anticipated traffic volumes, a single-lane roundabout appears to be the appropriate size for this intersection.

Boulder View Drive and Joy Ranch Road

The intersection of Boulder View Drive and Joy Ranch Road currently operates as an all-way stop controlled intersection. Using the criteria for a multi-way stop sign installation as provided in the 2009 MUTCD, none of the criteria are satisfied. Therefore, a two-way stop controlled condition should be considered at this intersection with the northbound and southbound approaches stop controlled.

Conclusion

With the build out of the proposed residential development it is anticipated to result in minimal impacts to the traffic operations along the surrounding roadway network.

McClay, Doris

From: Jared Vishney <jvishney@hotmail.com>
Sent: Saturday, June 30, 2018 4:35 PM
To: McClay, Doris
Subject: Neighborhood Open House | Site NEC of Joy Ranch Road and Boulder View | Pre-Application #: 384-PA-2018

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning Doris,

Unfortunately, I was unable to attend the meeting for this project on June 6, 2018, but would like to add a request/opinion to the general plan for this parcel.

As part of the proposed zoning change and overall project, I think it would be in the public's best interest to have a dedicated trail/right-of-way (walking, hiking, running and cycling) from the current dead end of East Joy Ranch Road to the Maricopa Trail system. The current trail (which I suspect may be illegal), runs along the barbed wire fence which I believe is at the south end of the parcel.

Many people in the surrounding neighborhoods use the existing "trail" to access the Maricopa Trail and Northern Region of the McDowell Sonoran Preserve.

Thank you for your time.

Best regards,

Jared Vishney
37308 N. 99th Street
Scottsdale AZ, 85262
jvishney@hotmail.com
Cell: (480) 272-0513



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT
Joy Ranch and Tonto National Forest
July 3, 2018

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment to rezone from R1-190 ESL to R1-43 ESL PRD of an approximately 77.6+/- acre property located near the northeast corner of Joy Ranch Road and Boulder View Drive. The proposed project would result in a low density, gated, luxury residential community. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings and door-to-door outreach since February of 2018. Members of the outreach team have continued to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

16-ZN-2018
10/26/2018

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on June 6, 2018 at Christ the Lord Lutheran Church for those who wished to learn more about the project. The location and time were posted on the Early Notification Sign.

21 interested people attended the Open House. Several attendees were generally supportive of the project with questions arising about setbacks, product type, traffic, and ingress/egress. These questions were addressed at the Open House with some need for additional follow up as site plan changes are made. The outreach team will continue to be available to respond to any neighbors who have questions or comments. To date, no additional concerns have been raised by neighbors.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in sheets
Comment Cards



May 24, 2018

Dear Neighbor:

We are pleased to tell you about an upcoming request (384-PA-2018) on behalf of the Lyle Anderson Company for a new low density, gated, luxury residential community on approximately 77.6+/- acre parcel located near the northeast corner of Joy Ranch Road and Boulder View Drive. This request is for a Zoning District Map Amendment from R1-190 ESL to R1-43 ESL PRD. The rezoning request would result in a total of approximately 65 homes on approximately 77.6 acres with an overall density of .84 du/ac. This request is in conformance with the City's General Plan land use designation of Rural Neighborhoods.

You are invited to attend an open house to discuss this proposal. The open house will be held on Wednesday, June 6, 2018 from 5 p.m. to 6 p.m. in Fellowship Hall of Christ the Lord Lutheran Church, located at 9205 E. Cave Creek Road.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalsolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Doris McClay, who can be reached at 480-312-4214 or dmcclay@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Susan Bitter Smith
Vice President

Lone Mountain Pkwy and Joy Ranch Road

750' Mailing List

Owner	Address	City	State	Zip	Parcel Number
AFFHOLTER CONRAD J/NADEDZDA TR	37480 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-126
ALASALY HOUSAM/ALMOBARAK MOUZNA	263 W BUENA VISTA DR	TEMPE	AZ	85284	219-60-195
ALLEN AND SHARON SCHNEIDER TRUST	10936 E SCOPA TRL	SCOTTSDALE	AZ	85262	219-60-879
ALMIRO JACK/JOANNE	36495 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-108
BALLARD DAVID K/NINA	37934 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-019
BARAGRY SUZANNE	37910 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-020
BERGE JOHN/ELIZABETH	2550 LAUREL LN	WILMETTE	IL	60091	219-60-127
BLACK FAMILY REVOCABLE LIVING TRUST	PO BOX 1146	CAREFREE	AZ	85377	219-60-198
BOULDER VIEW PROPERTIES LLC	10600 67TH STREET S	COTTAGE GROVE	MN	55016	219-60-001
BOULDER VIEW PROPERTIES LLC	3349 LAKEWOOD TRL	WOODBURY	MN	55129	219-60-005
BROWN CHRISTINA/RAY BRIAN	4819 E BARWICK DR	CAVE CREEK	AZ	85331	219-11-266
CAMERON JAMES D/NANCY L TR	PO BOX 7320	CAVE CREEK	AZ	85327-7320	219-60-016
CONROY PATRICK J/BRENDA K	11061 HINTOCKS CIR	CARMEL	IN	46032	219-60-878
CROTEAU JAMES ALLAN/MARGARET JANE	3187 N 42ND AVE	VANCOUVER	BC	V6N 3H1	219-60-197
DOBREZ DANIEL J/AMY S	10433 BROOKRIDGE CREEK DR	FRANKFORT	IL	60423	219-60-201
DUNBAR DAVID J/LAURIE L TR	37489 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-110
ENG MARLENE TR	38076 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-009
ENTRUST ARIZONA LLC	20860 N TATUM BLVD NO 240	PHOENIX	AZ	85050	219-60-008
FASTCO PROPERTIES LLC	48430 MEADOW CT	PLYMOUTH	MI	48170	219-60-002
GARRY S ORAFFERTY REVOCABLE TRUST	10980 E SCOPA TRL	SCOTTSDALE	AZ	85262	219-60-881
GORE FAMILY TRUST	681 MAPLE LEAF LOOP	CLE ELUM	WA	98922	219-60-199
HIGHFILL JERRY W/JENNY S	1910 HICKSWOOD RD	HIGH POINT	NC	27265	219-60-015
IRONWOOD RESOURCES LLC	13507 N 31ST PL	PHOENIX	AZ	85032	219-60-010
JBS FAMILY TRUST	37838 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-200
JENAL THEODORE J/LINDA M	37935 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-017
JOHNSON ROBERT A/JENNIFER L	37911 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-021
KARIDAS PETROS H/KIKI MANGOS	9750 N 96TH ST #228	SCOTTSDALE	AZ	85258	219-60-196
KEITH CLIFFORD AND KATHLEEN A ERICKSON TRUST	37958 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-018
KOSTOPOULOS RICHARD D/BETH A	1743 BAYBROOK LN	NAPERVILLE	IL	60564	219-60-013
LIBBY DORIT	37626 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-123
LOMBARDI ALAN T/TAMMY F	10997 E SCOPA TRL	SCOTTSDALE	AZ	85262	219-60-884
M C H FAMILY TRUST	37674 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-121

Lone Mountain Pkwy and Joy Ranch Road

MANCUSO JOSEPH A/SUSAN	37887 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-192
MARTELL JOHN WILLIAM/PEYTON PATRICIA A	37578 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-125
MASALKHI MUTTAA/RAGHED	815 W VERBENA LN	LITCHFIELD PARK	AZ	85340	219-60-004
MCFARLIN MICHAEL J/HEIDI A	11079 E SANTA FE TRL	SCOTTSDALE	AZ	85262	219-56-972
MEYERS JOSEPH/TRACY	7010 HARTCREST DR	RANCHO PALOS VERDES	CA	90275	219-60-014
MONTEREY AT MIRABEL VILLAGE COMMUNITY ASSOC	7255 E HAMPTON AVE SUITE 101	MESA	AZ	85209	219-60-852
NELSON DAN W/ILENE D	11155 E JIMSON LOCO LN	SCOTTSDALE	AZ	85262	219-60-003
OLIVER PHILLIP C/PAMELA A	37391 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-111
PARADIES RONALD W	20020 SCOTLAND DR	SARATOGA	CA	95070	219-60-122
PEDERSEN CINDY	PO BOX 10543	EUGENE	OR	97440	219-60-193
PERRY DOUGLAS J/DEBRA L	PO BOX 524	MEDINA	WA	98039	219-60-007
REV TRUST OF MICHAEL S AND RHONDA M SCHELLER	37587 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-109
RICKARD WAYNE T	38007 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-012
ROWE HELEN/GURNEY KEVIN	38055 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-011
RUBERG BRUCE M	38127 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-006
RUSINKO MICHAEL J/MARY L	37742 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-202
SCOTTSDALE BOULDER HEIGHTS LLC	1269 FONTAINBLEU AVE	MILPITAS	CA	95035	219-60-194
SONORAN PEAKS LLC	14901 N SCOTTSDALE RD STE 201	SCOTTSDALE	AZ	85254	219-57-002
SPRINGMAN FAMILY TRUST	37602 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-124
STINE BONNIE LYN	7355 E THOMPSON PEAK PARKWAY APT E1002	SCOTTSDALE	AZ	85255	219-60-107
THOMSEN JAMES/KATHY/SMITS TODD/MARY ETAL	18704 MELROSE CHASE	EDEN PRAIRIE	MN	55347	219-60-106
VANTAGE	35550 HERRICK HILLS CT	WARRENVILLE	IL	60555-1457	219-56-973
WALLACE MICHAEL B	37408 N BOULDER VIEW DR	SCOTTSDALE	AZ	85262	219-60-128
WILDCAT PARTNERS LLC	4455 E CAMELBACK RD STE C240	PHOENIX	AZ	85018	219-13-315



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

Case Number: 383-PA-2018

Project Name: Ranch Gate White Sign

Location: NEC of 118th Street and Ranch Gate Road

Site Posting Date: 5/25/2018

Applicant Name: John Berry

Sign Company Name: Scottsdale Sign A Rama

Phone Number: 480-994-4000

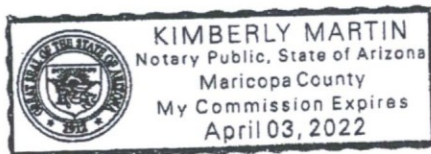
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.


Applicant Signature

May 29, 2018
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 29th day of May 2018



Kimberly Martin
Notary Public

My commission expires: April 3, 2022

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, June 6, 2018

Time: 5:00pm – 6:00pm

Location: Christ the Lord Lutheran Church (9205 E. Cave Creek Road)– Fellowship Hall

Site Address: Near the NEC of Joy Ranch Road and Boulder View Drive

Project Overview:

- Request: A Zoning District Map Amendment from R1-190 ESL to R1-43 ESL PRD resulting in 65 total lots (32 large single-family lots and 33 villa lots) with an overall density of .84 du/ac.
- Acreage: 77.6 +/- Acres
- Current Zoning: R1-190 ESL

Applicants Contact: John Berry
Phone number: 480-385-2727
Email: mh@berryriddell.com

City Contacts: Doris McClay
Phone number: 480-312-4214
Email: dmcclay@scottsdaleaz.gov

Pre-Application #: 384-PA-2018

Available at The City of Scottsdale: 480-312-7000

Project Information may be researched at: <http://eservices.scottsdaleaz.gov/bldgresources/PreApp/Search>

Posting Date: 5-25-2018

–Penalty for removing or defacing sign prior to date of last hearing
–Applicant Responsible for Sign Removal

05/25/2018

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME

Beth Tooms

ADDRESS

37838 N. Boulderview Dr

CITY

Scott

ZIP

85262

PHONE

480-419-4138

EMAIL

beth.tooms@hilton.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

would prefer single family homes only!

**Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card**

PRINT NAME Joe Mancuso

ADDRESS 37887 N Boulder View Dr CITY Scottsdale ZIP 85262

PHONE _____ EMAIL joemancuso@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Not Happy! No Attached Homes!!

Don't approve lot Density.

Keep 5 Acre lots!

Not enough room between existing homes & proposed!

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

**Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card**

PRINT NAME LINDA JENAL

ADDRESS 37935 N. Boulder View Dr CITY SCOTTSDALE ZIP 85262

PHONE 516-313-4302 EMAIL lmjenal@aol.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Please reexamine the building envelope
directly behind us. Our pools will
practically be touching.

We bought in October told that we
had homes in the future that would be
on 5 acre lots.

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**Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card**

PRINT NAME Joe Parker

ADDRESS 38820 N Boulder View CITY Scottsdale ZIP 85262

PHONE 303 204 6741 EMAIL _____

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- CONCERNS - High density housing from the "Dallas" brings increased Population density For Small Roads, increased traffic & noise
- High density housing is not typical For the Area, increased population and traffic VS current Standard for Subdivisions in the Area. typical is 1 home / Acre / w about 2 people
- Local trail Connection to Maricopa trail should be preserved

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**Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card**

PRINT NAME DAVID DUNBAR

ADDRESS 37434 N Boulder View CITY SCOTTSDALE ZIP 85262

PHONE 480 488 0123 EMAIL DFSP.DUNBAR@GMAIL.COM

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

MAJOR CONCERN IS INCREASED TRAFFIC - CYCLISTS
AROUND ON THESE STREETS. AS A RESIDENT NO DEVELOPMENT
IS WHAT I'D LIKE. "DUPLEX" AREA NOT CONSISTENT WITH AREA.
TRAFFIC ENTERING FROM CAVE CREEK RD WOULD BE
BETTER THROUGH WILDCAT HILL. WHY NOT THAT?

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Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME Anaela Parker
ADDRESS 38820 N Boulder View CITY Scottsdale ZIP 85262
PHONE 303-880-8337 EMAIL bluxxy@hotmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Well first of all ~~you~~ I feel like the sign was
hidden so there wouldn't be a lot of people at
this meeting SAD! Another there will be
more homes traffic & noise the whole reason
I moved out in this area is to get away
from my neighbors + I will fight. Thanks

Technical Solutions • 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018 • Phone: (602) 957-3434 • Fax: (602) 955-4505

S

Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME CHRIS EARL
ADDRESS 10798 E SCOTT AVE CITY SCOTTSDALE ZIP 85262
PHONE 480-664-6273 EMAIL chrisearl@cox.net

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

Not in favor of rezoning proposal. Will increase
density / # residents. Inc. ASLE traffic. I DGA
OF A "MIXED TYPE" will drive
PROPERTY VALUES DOWN.

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Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME

Dancy Cameron

ADDRESS

37959 N. Boulder View Dr CITY Scottsdale ZIP 85262

PHONE

480-488-4107 EMAIL nlcrn115@gmail.com

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

We bought our property predicated on the R1-190
land to our east since we had to build on the
far east end of our lot. We took comfort in having
that "space" behind our home. We now feel a "hit & switch"
situation has occurred & our property values will decrease
by increasing home count > 4 times!

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Lone Mountain Pkwy & Joy Ranch Rd
Neighborhood Input Card

PRINT NAME

Phillip Oliver

ADDRESS

CITY

ZIP

PHONE

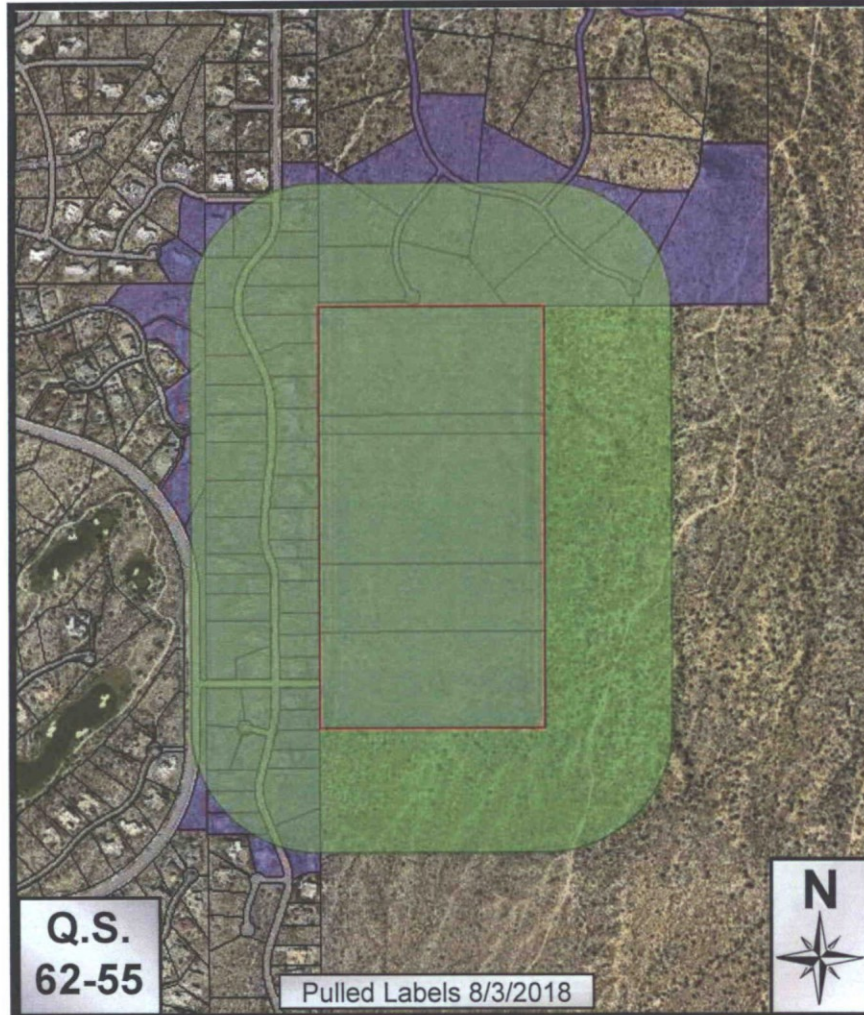
EMAIL

PLEASE TELL US YOUR THOUGHTS & SUGGESTIONS REGARDING THE PROPOSED PROJECT:

- Buffer for homes that butt up against
existing homes on Boulder View
- Location of community pool - change
- impact to public utilities - water, etc.
- impact to serene environment vs. additional
regional proposal

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City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- — — Properties within 750-feet
- 128 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Joy Ranch & Tonto National Forest

16-ZN-2018